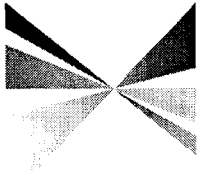


SOUTHERN CALIFORNIA



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Keith Millhouse, Moorpark

## MEETING OF THE

# Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #4

### **PLEASE NOTE MEETING TIME**

**Thursday, October 19, 2006**

**10:30 a.m. – 3:00 p.m.**

### **SCAG Offices**

**818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor**

**San Bernardino A/B Conference Room**

**Los Angeles, California 90017**

**213. 236.1800**

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Ma'Ayn Johnson at 213.236.1975 or [johnson@scag.ca.gov](mailto:johnson@scag.ca.gov).

Agendas and Minutes for the Community, Economic, and Human Development RHNA Subcommittee will be available at <http://www.scag.ca.gov/Housing/rhna.htm>

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1868 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1868.

# Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #4

## AGENDA

PAGE #

TIME

October 19, 2006  
10:30 a.m. - 3:00 p.m.

*"Any item listed on the agenda (action or information) may be acted upon at the discretion of the Committee".*

1.0 CALL TO ORDER & PLEDGE OF  
ALLEGIANCE; ROLL CALL

Hon. Jon Edney, Chair

2.0 PUBLIC COMMENT PERIOD

Members of the public desiring to speak on an agenda item or items not on the agenda, but within the purview of the Committee, must fill out and present a speaker's card to the Assistant prior to speaking. A speaker's card must be turned in before the meeting is called to order. Comments will be limited to three minutes. The chair may limit the total time for all comments to twenty (20) minutes.

3.0 REVIEW AND PRIORITIZE AGENDA ITEMS

4.0 CONSENT CALENDAR

4.1 Receive and File

4.1.1 Written Communication Regarding RHNA Methodology  
Attachment

1

The Subcommittee is receiving copies of all written communications regarding the RHNA Methodology

4.2 Consent Calendar

4.2.1 Minutes of CEHD RHNA Subcommittee  
Meeting #3 October 12, 2006  
Attachment

30



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS

# Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #4

## AGENDA

PAGE #

TIME

October 19, 2006  
10:30 a.m. - 3:00 p.m.

### 5.0 INFORMATION

5.1.1 County/ City Growth Policies for Development  
of the RHNA Methodology  
**Attachment**

Frank Wen

38

One of the AB 2158 factors address the relationship and impact of the county/ city agreements for future growth and annexation. This describes how we will incorporate information about city/ county growth agreements that are brought into our attention during the upcoming subregional workshops.

### 6.0 ACTION ITEMS

6.1.1 Continuation of Deliberation on Housing Cost Factor  
and a Diversity Policy for Fair Share Adjustments  
(from October 12, 2006 meeting)  
**Attachment**

Joseph Carreras

39

Diversity policies assist in developing the methodology for housing needs assessment in the very low, low, moderate, and above moderate income categories. The Subcommittee directed staff meet with P&P Technical Advisory Committee before finalizing this item.  
RECOMMENDED ACTION: Approve Policies.



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS

# Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #4

## AGENDA

October 19, 2006  
10:30 a.m. - 3:00 p.m.

PAGE #

TIME

- 6.1.2 Recommendations for Policy Guidance to  
Prepare the RHNA Methodology and the Regional  
Needs Allocation Plan

Lynn Harris  
Ma'Ayn Johnson

65

### **Attachment**

Meeting #4 is anticipated to conclude the RHNA Subcommittee's work. This item reviews and approves the Subcommittee's recommendations to the CEHD.

RECOMMENDED ACTION: Approve RHNA Subcommittee Recommendations for transmittal to the CEHD.

## 7.0 CHAIR'S REPORT

Hon. Jon Edney, Chair

## 8.0 ADJOURNMENT

The CEHD RHNA Subcommittee will not meet again unless so directed by the CEHD Committee on November 2, 2006.

Southern California Association of Governments  
Community, Economic, & Human Development Committee  
RHNA Subcommittee  
Roster of Members and Alternates

October 2006

*Jon Edney, Chair*

**Members**

Jon Edney

Paul Nowatka

Gil Coerper

Ronald Loveridge

Timothy Jasper

Mary Ann Krause

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Orange County

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Ed Reyes

Doug Davert

Charles White

Larry McCallon

Carl Morehouse

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[cmorehouse@ci.ventura.ca.us](mailto:cmorehouse@ci.ventura.ca.us)



# MEMO

**DATE:** October 19, 2006

**TO:** CEHD RHNA Subcommittee

**FROM:** Ma'Ayn Johnson, Assistant Regional Planner, Community Development  
213 236 1975 johnson@scag.ca.gov

**SUBJECT:** Written Communication Regarding RHNA Methodology

## SUMMARY:

To facilitate public participation in the RHNA process, SCAG encourages the public to submit written comments and inquiries regarding RHNA methodology. The following is an outline of the comments received after the Public Hearing/Methodology Workshop held on September 28<sup>th</sup>. Written materials received prior to and during the September 28<sup>th</sup> workshop were categorized and included in the October 12<sup>th</sup> RHNA Subcommittee agenda.

	Name/Organization	Date of Comment	General Category of Comment (e.g. RHNA Methodology, Process, Policy, Other)
1.	Chris Stephens, Planning Division Director, County of Ventura Resource Management Agency	10/03/06	Methodology. Provides information regarding local factors of the unincorporated Ventura County which would affect the RHNA methodology.
2.	Gail Lassoc, GSL Associates	10/11/06	Methodology. Seeks clarification on vacancy rates used by SCAG as part of RHNA methodology.
3.	Tracy Soto, Senior Planner, City of Anaheim	10/12/06	Methodology. Seeks clarification re. approaches to applying housing cost factor to RHNA (Item 6.1.1 of CEHD Subcommittee Agenda).

RESOURCE MANAGEMENT AGENCY  
**county of ventura**

Planning Division

Christopher Stephens  
Director

October 3, 2006

Lynn Harris, Manager  
Community Development Division  
Southern California Association of Governments  
818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

SUBJECT: Local Factors of Ventura County Affecting the Methodology for  
Housing Distribution (Government Code Section 65584.04(d))

According to Government Code Section 65584 (Methodology for Housing Distribution) each council of governments shall request information from its member jurisdictions regarding the factors listed in subdivision (d) that will allow for the development of a methodology that allocates regional housing needs. Attached you will find our comments with supporting maps and documents to the factors listed in subdivision (d) of Section 65584.

If you have any questions regarding the information presented, please contact Bruce Smith at (805) 654-2497.

Sincerely,

  
Chris Stephens, Director  
Planning Division

Attachment: Local Factors of Unincorporated Ventura County Affecting the Methodology for Housing Distribution.

cc: Joe Carreras  
Frank Wen  
Wally Bobkiewicz, Santa Paula/VCOG

000002



**Local Factors of Unincorporated Ventura County Affecting the**  
**Methodology for Housing Distribution**  
**(Government Code Section 65584.04(d))**

Listed below are the local factors that are listed in section 65584.04(d) of the Government Code (in **bold**) that are to be used to develop the methodology that allocates regional housing needs. Under each of these factors is information pertinent to the unincorporated area of Ventura County:

**(1) Each member jurisdiction's existing and projected jobs and housing relationship.**

The following table compares the projected employment/dwelling unit forecast ratios (Ventura County General Plan *Land Use Appendix*). See map figure 3.5 to view area boundaries.

Table 3.4.2, Employment/Housing Forecast Ratios

Area	Estimate 2000	Forecast 2005	Forecast 2010	Forecast 2015	Forecast 2020
Camarillo Area	1.41	1.32	1.26	1.25	1.23
(Camarillo City)	(1.43)	(1.39)	(1.32)	(1.31)	(1.32)
Fillmore Area	1.00	1.03	1.05	1.02	0.99
(Fillmore City)	(0.94)	(0.98)	(1.01)	(0.97)	(0.96)
Las Posas Area	1.23	1.11	1.08	1.05	1.02
Moorpark Area	0.84	0.97	1.17	1.33	1.06
(Moorpark City)	(0.83)	(0.97)	(1.18)	(1.34)	(1.05)
North Half Area	0.07	0.11	0.12	0.13	0.13
Oak Park Area	0.16	0.16	0.16	0.17	0.18
Ojai Area	0.59	0.55	0.53	0.52	0.50
(Ojai City)	(1.12)	(1.12)	(1.12)	(1.10)	(1.08)
Oxnard Area	1.44	1.45	1.39	1.39	1.39
(Oxnard City)	(1.15)	(1.18)	(1.13)	(1.16)	(1.18)
Piru Area	0.66	0.58	0.58	0.57	0.57
Port Hueneme Area	2.06	2.04	2.08	2.11	2.14
(Port Hueneme City)	(2.09)	(2.02)	(2.04)	(2.07)	(2.10)
Santa Paula Area	1.03	0.99	1.02	1.03	1.05
(Santa Paula City)	(0.82)	(0.81)	(0.84)	(0.87)	(0.89)
Simi Valley Area	0.88	0.95	1.05	1.17	1.28
(Simi Valley City)	(0.91)	(0.98)	(1.09)	(1.21)	(1.32)
Thousand Oaks Area	1.55	1.63	1.64	1.69	1.78
(Thousand Oaks City)	(1.63)	(1.66)	(1.69)	(1.76)	(1.85)
Ventura Area	1.46	1.49	1.49	1.53	1.59
(Ventura City)	(1.45)	(1.48)	(1.48)	(1.53)	(1.60)
Ahmanson Ranch Area	0.00	0.00	0.00	0.00	0.00
(Incorporated Total)	(1.29)	(1.31)	(1.33)	(1.38)	(1.41)
(Unincorporated Total)	(1.21)	(1.15)	(1.12)	(1.07)	(1.06)
Ventura County Total	1.28	1.29	1.30	1.34	1.36

(Numbers in Parentheses) = City numbers

000003



The following table shows projected employment and housing increase from 2000-2020 (Ventura County General Plan *Land Use Appendix*).

Table 3.4.3, Employment/Housing (2000-2020)

Area	Housing Census 4/1/2000	Housing 2020	2000- 2020 Increase	Employ- ment 2000	Employ- ment 2020	2000- 2020 Increase	2000-2020 E/H Ratio
Camarillo Area	25,443	32,779	7,336	35,808	40,384	4,576	0.62
(Camarillo City)	(21,946)	(27,400)	(5,454)	(31,414)	(36,117)	(4,703)	(0.86)
Fillmore Area	4,387	7,009	2,622	4,387	6,969	2,582	0.98
(Fillmore City)	(3,852)	(6,342)	(2,490)	(3,624)	(6,117)	(2,493)	(1.00)
Las Posas Area	1,072	1,314	242	1,320	1,340	20	0.08
Moorpark Area	9,458	12,958	3,500	7,949	13,673	5,724	1.64
(Moorpark City)	(9,094)	(12,407)	(3,313)	(7,513)	(13,035)	(5,522)	(1.67)
North Half Area	563	455	108	37	60	23	0.21
Oak Park Area	5,123	5,665	542	840	1,000	160	0.30
Ojai Area	11,289	14,128	2,839	6,686	7,102	416	0.15
(Ojai City)	(3,229)	(4,062)	(833)	(3,620)	(4,368)	(748)	(0.90)
Oxnard Area	49,766	64,077	14,311	71,716	88,915	17,199	1.20
(Oxnard City)	(45,166)	(58,066)	(12,900)	(51,951)	(68,350)	(16,399)	(1.27)
Piru Area	651	1,045	394	427	596	169	0.43
Port Hueneme Area	8,173	8,397	224	16,870	18,005	1,135	5.07
(Port Hueneme City)	(7,908)	(8,277)	(369)	(16,496)	(17,352)	(856)	(2.32)
Santa Paula Area	9,101	13,124	4,023	9,394	13,821	4,427	1.10
(Santa Paula City)	(8,341)	(12,068)	(3,727)	(6,829)	(10,720)	(3,891)	(1.04)
Simi Valley Area	38,858	50,304	11,446	34,128	64,333	30,205	2.64
(Simi Valley City)	(37,272)	(48,265)	(10,993)	(33,944)	(63,944)	(30,000)	(2.73)
Thousand Oaks Area	45,906	50,148	4,242	71,320	89,213	17,893	4.22
(Thousand Oaks City)	(42,958)	(47,216)	(4,258)	(69,810)	(87,208)	(17,398)	(4.09)
Ventura Area	41,786	48,221	6,435	60,965	76,827	15,862	2.46
(Ventura City)	(39,803)	(45,389)	(5,586)	(57,604)	(72,474)	(14,870)	(2.66)
Ahmanson Ranch Area	134	134	0	0	0	0	0.00
(Incorporated Total)	(219,569)	(269,492)	(49,923)	(282,805)	(379,685)	(96,880)	(1.94)
(Unincorporated Total)	(32,141)	(40,266)	(8,125)	(39,042)	(42,553)	(3,511)	(0.43)
COUNTYWIDE TOTAL	251,710	309,758	58,048	321,847	422,238	100,391	1.73
(Numbers in Parentheses) = City numbers							

In addition, Ventura County General Plan goal 3.4.1-6 states:

“Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.”

000004

**(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:**

**(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.**

*Domestic Water Constraints:*

Domestic water supply/distribution facilities in the unincorporated area of Ventura County are generally provided by: 1) individual property owners using private wells, or 2) water purveyors using well water, surface water, and/or water imported to Ventura County by a water wholesaler.

The Santa Monica Mountains is a 17,175 acre, Open Space-designated area that does not have access to imported water or sufficient ground or surface water (Ventura County General Plan Land Use Appendix, Section 3.3.5 Housing Constraints). See Water & Sewage Constraints map below.

The Casitas Municipal Water District (CMWD) has a policy to manage its water supplies at a safe yield. Section 4.1 of the CMWD Ordinance on Rates and Regulations for Water Service, adopted January 9, 2002 provides the authority to issue service when water supplies are available. CMWD staff has reported that the current allocation is 25 acre feet every one and a half years, and there is currently a waiting list for new customers. See map below.

It should be noted that the Ventura County LAFCO strictly adheres to section 56133 of the Government Code regarding the extension of city water service without annexation (see attach).

*Sewage Collection/Treatment Constraints:*

Sewage collection/treatment in the unincorporated area of Ventura County is provided by community sewer systems, on-site sewage treatment plants, or individual sewage disposal systems. Community sewer systems currently serve unincorporated urban centers (i.e., Piru) and portions of many Existing Communities (i.e., Bell Canyon, Camarillo Heights, Las Posas Estates, Montalvo, Nyeland Acres, North Ventura Avenue, Ojai Valley, Santa Susanna Knolls, Saticoy, Ventu Park) [Figure 3.6 Ventura County General Plan *Goals, Policies and Programs*, see attached map]. There are two areas within Ventura County that are affected by sewage system constraints, which are described below:

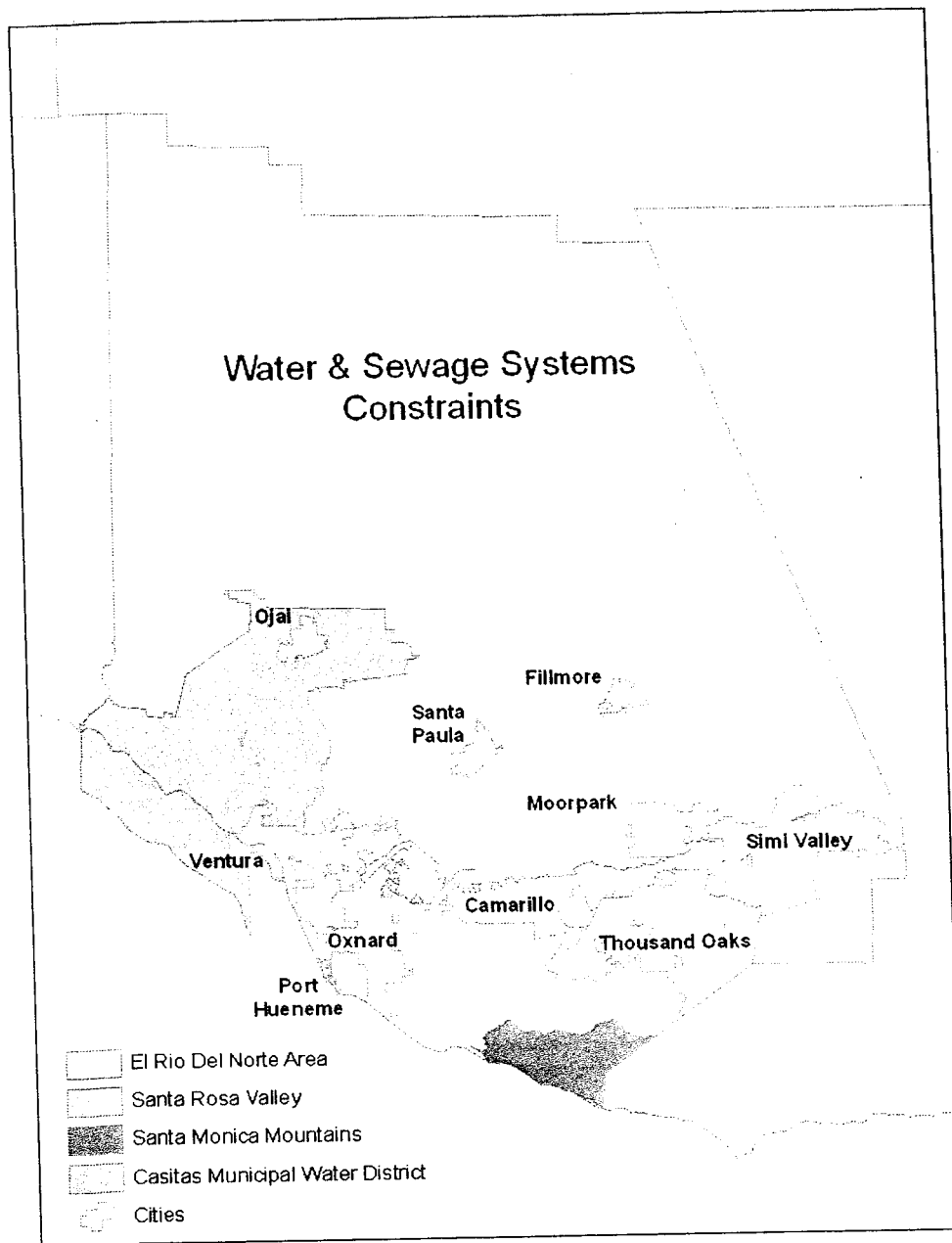
El Rio/Del Norte is a 6,841 acre area (see Water & Sewage Constraints map below). Due to existing nitrate contamination of groundwater, the Regional Water Quality Control Board (RWQCB) adopted a policy in August of 1999 that prohibits any new septic systems in the El Rio/Del Norte area and requires sewers by January 1, 2008 (Ventura County Public Works Water & Sanitation Services). Sewer treatment is planned to be provided by the City of Oxnard for existing land uses only. (Ventura

County General Plan Land Use Appendix, Section 3.3.5 Housing Constraints)

Santa Rosa Valley is an 8,588 acre area (see Water & Sewage Constraints map below). The Santa Rosa Valley is located over an aquifer that contains high levels of nitrates and the Ventura County Public Works Agency has determined that 2.875 acres is the minimum parcel size necessary to prevent nitrate impacts from septic systems. There is no existing or planned community sewer system in the Santa Rosa Valley. (Ventura County General Plan Land Use Appendix, Section 3.3.5 Housing Constraints).

It should be noted that the Ventura County LAFCO strictly adheres to section 56133 of the Government Code regarding the extension of city sewer service without annexation (see attach).

Those remaining Existing Communities that do not have sewer systems are, mostly built-out and utilize individual sewage disposal systems (Box Canyon, East Santa Paula, Home Acres, La Cumbre Road, Matilija Canyon, Mission Rock Road, North Fork Springs, North Santa Paula, North Simi, Santa Rosa Valley, Somis, Tapo Canyon, West Santa Paula, and West Simi) [Figure 3.6 Ventura County General Plan *Goals, Policies and Programs*, see attached map]. It should be further noted that the Regional Water Quality Control Board requires that subdivisions of land that intend to utilize septic systems have lots of one acre or more in area. Additionally, the Ventura County Environmental Health Division requires existing lots to be 10,000 square feet or greater in area in order to utilize septic systems. The areas of the County that do not have sewer service and require septic systems are shown on the attached map, Figure 4.4.3, Sanitary Sewer Providers.



000007

**(B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.**

*Land not suitable for development.*

The following is a list of hazards and physical constraints to urban development in Ventura County (see Land not Suitable for Development maps below):

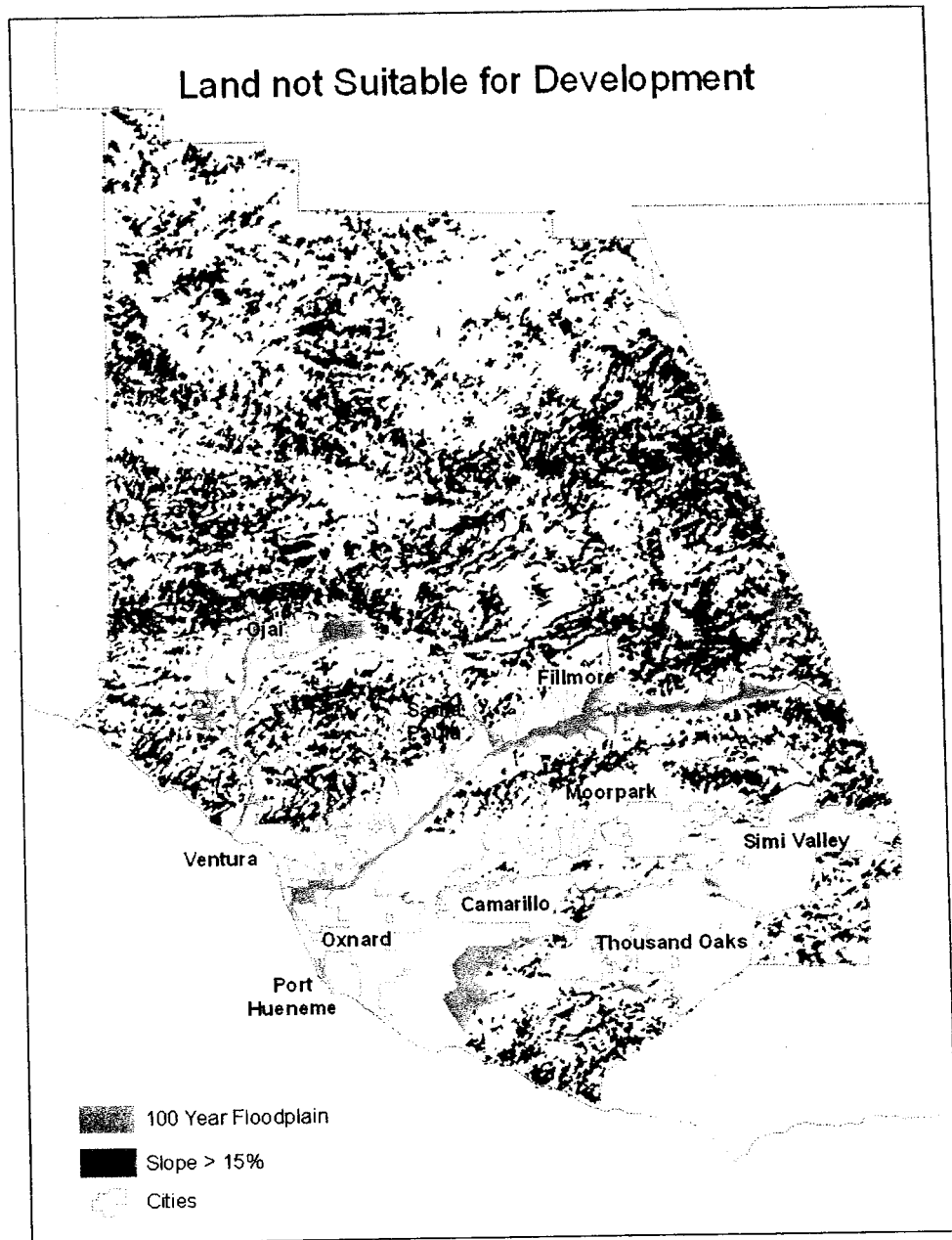
Flood Zone – 100 year flood zone covers 32,432 acres of unincorporated land (2006 Watershed Protection District GIS Floodplain map).

Steep slope – 68,458 acres of unincorporated land have a slope greater than 15% (2006 Resource Management Agency GIS Slope map).

Landslides/Mudslides - Mapped landslides cover 90,687 acres of unincorporated land (CDMG Preliminary Report 14, Dibblee, and Ventura County Geologist, January 2001).

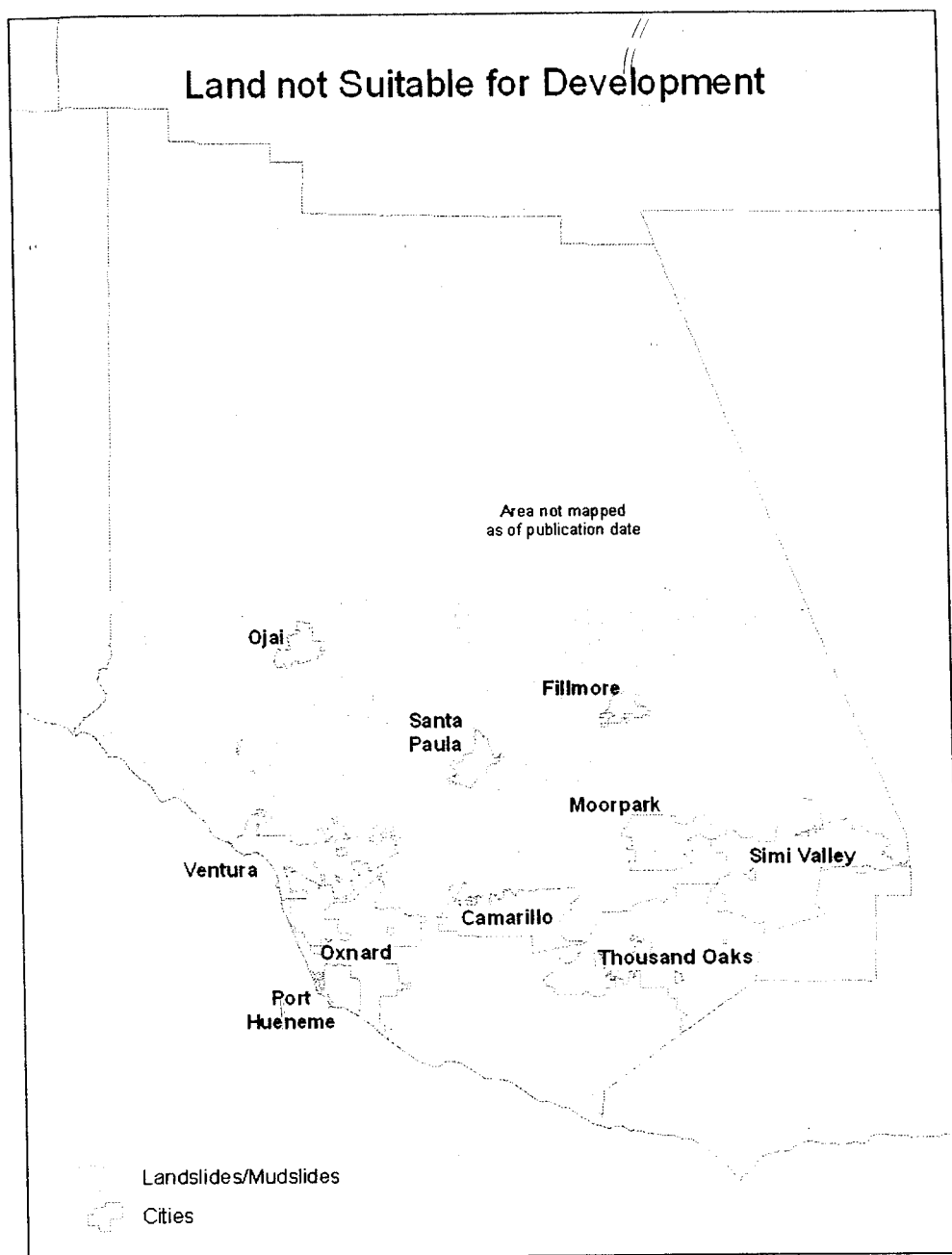
In addition, unincorporated land that is owned by governmental agencies, under Land Conservation Act contract, containing significant biological resources, designated with Mineral Resource Protection overlay, designated Agricultural, Open Space or Rural under the Ventura Local Coastal Program or SOAR Ordinance, or designated Agricultural on the countywide General Plan, are not suitable for development (see discussion under Factor C below).

# Land not Suitable for Development



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# Land not Suitable for Development



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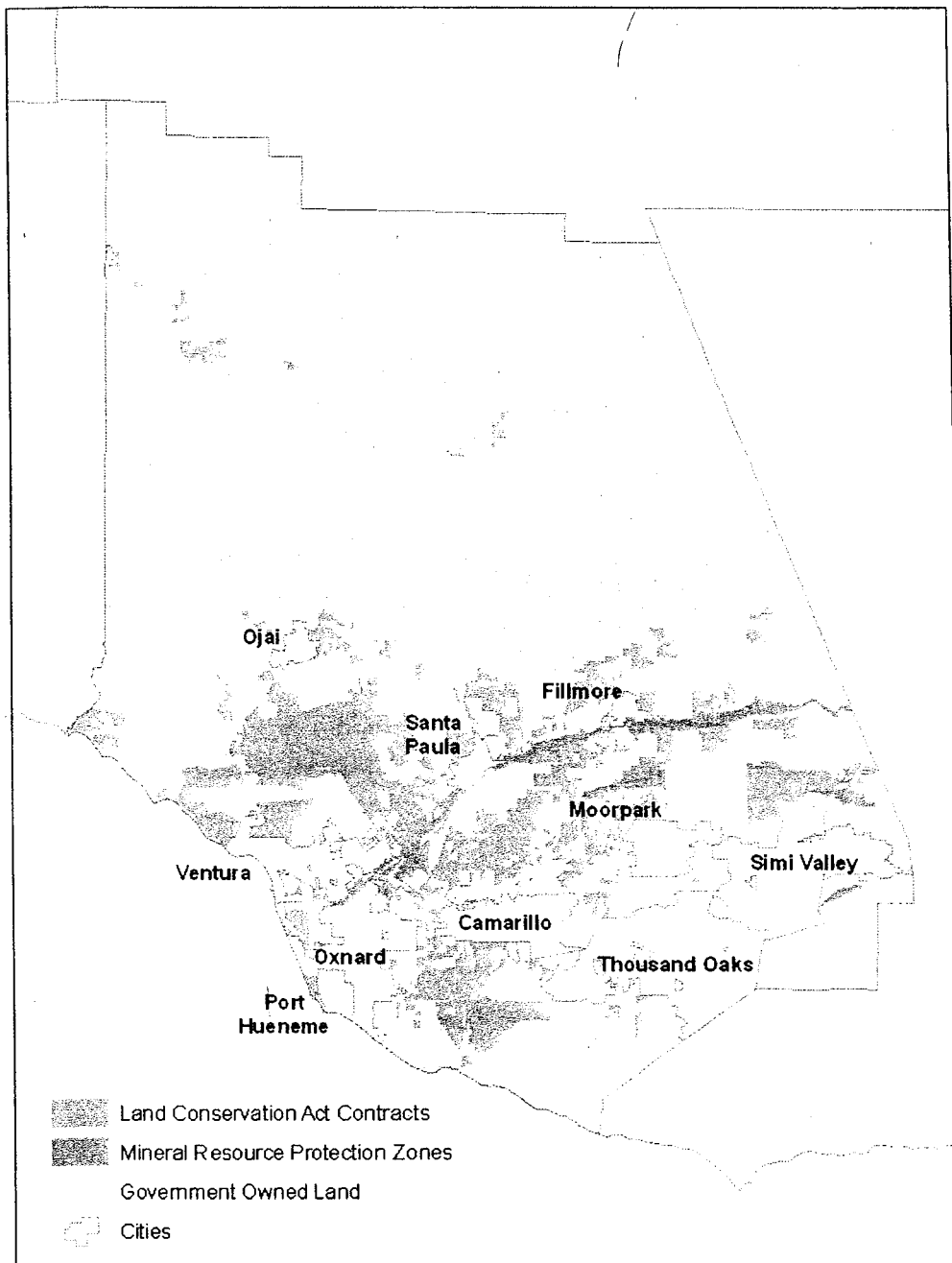
**(C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long term basis.**

1. Government owned land, including conservation agencies authorized by the State, within the unincorporated area of Ventura County encompass 639,635 acres (Ventura County parcel records, September 2006). See map below. It should be noted that the State acquired Ahmanson Ranch in October of 2003 to prevent urban development and to preserve it in its natural state. At that time, Ahmanson Ranch represented 33 percent of the total urban residentially zoned land within the unincorporated area of Ventura County. Moreover, SCAG's 2004 RTP did not reflect the fact that Ahmanson Ranch had been acquired by the State.
2. Also known as the Williamson Act, the Land Conservation Act (LCA) program is a contract between the County and qualifying landowners that restricts contracted land to agricultural uses for either a 10 or 20 years. As of January 1, 2006, LCA contracts covered approximately 130,876 acres of unincorporated land (2006 Ventura County LCA map). See reference map below.
3. Mineral Resource Protection Zones cover approximately 21,137 acres of unincorporated land (see reference map below). The purpose of these zones includes:
  - o To safeguard future access to an important resource
  - o To facilitate a long term supply of mineral resources within the County
  - o To minimize land use conflicts
  - o To provide notice to landowners and the general public of the presence of the resource (Sec. 8104-7.2 of the Ventura County Non-Coastal Zoning Ordinance).
4. Biological resources in Ventura County include plant and animal species and their habitats, plant communities and ecosystems. In addition to the Federal and State regulations protecting these resources, the County General Plan contains the following goals and policies regarding biological resources (see Significant Biological Resources map below):

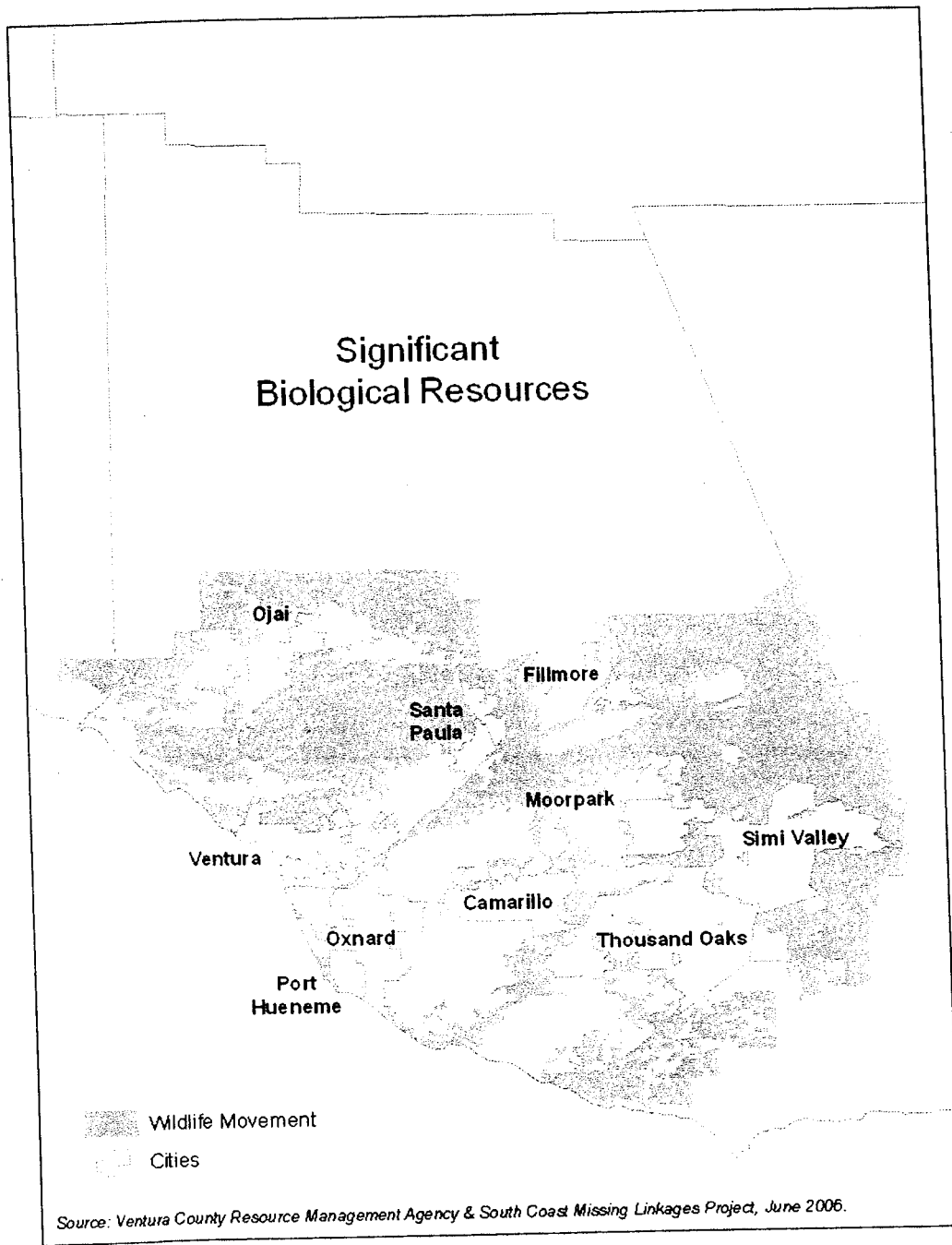
***"1.5.1 Biological Resource Goal:***

Preserve and protect significant biological resources in Ventura County from incompatible land uses and development. Significant biological resources include *endangered, threatened or rare species* and their habitats, *wetland habitats, coastal habitats, wildlife migration corridors* and *locally important species/communities*.





000012



To view the National Wetlands Inventory map for Ventura County, please go to the following website:

[http://www.ventura.org/planning/programs\\_services/bio\\_resources/bio\\_resources.htm](http://www.ventura.org/planning/programs_services/bio_resources/bio_resources.htm)

000013

*"1.5.2 Biological Resource Policies:*

1. *Discretionary development* which could potentially impact *biological resources* shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.
2. *Discretionary development* shall be sited and designed to incorporate all feasible measures to mitigate any significant impacts to *biological resources*. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision making body.
3. *Discretionary development* that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7 minute quad map), shall be evaluated by a County approved biologist for potential impacts on *wetland* habitats. *Discretionary development* that would have a significant impact on significant *wetland* habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.
4. *Discretionary development* shall be sited a minimum of 100 feet from significant *wetland* habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.
5. The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when *discretionary development* may affect significant *biological resources*. The National Park Service shall also be consulted regarding *discretionary development* within the Santa Monica Mountains or Oak Park Area.

6. Based on the review and recommendation of a qualified biologist, the design of road and floodplain improvements shall incorporate all feasible measures to accommodate wildlife passage."
5. In 1976, the California Legislature enacted the Coastal Act, which created a mandate for coastal counties to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program called the Local Coastal Program. Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance together constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone.

For additional information and to view the Local Coastal Plan map, please go to the following website:

[http://www.ventura.org/planning/programs\\_services/local\\_coast/local\\_coast.htm](http://www.ventura.org/planning/programs_services/local_coast/local_coast.htm)

**(D) County policies to preserve prime agricultural land as defined pursuant to Section 56064, within an unincorporated area.**

The Ventura County General Plan includes an Agricultural designation (see map below), which is applied to irrigated lands which are suitable for the cultivation of crops and orchards. The County General Plan contains the following goals and policies regarding Agricultural designated land and farmland resources:

**"3.2.1-4      Agricultural Goals:**

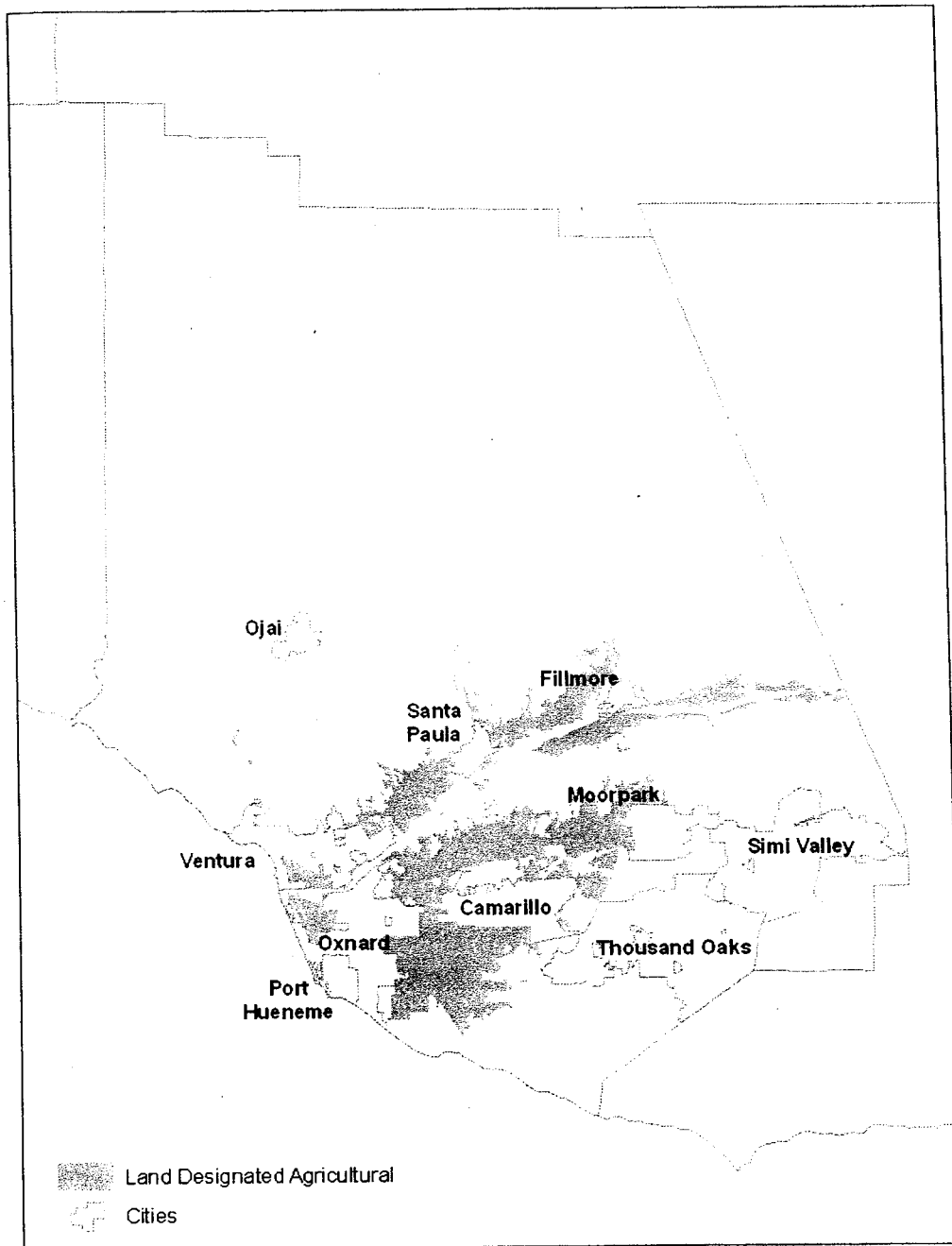
- (1) Identify the *farmlands* within the County that are critical to the maintenance of the local agricultural economy and which are important to the State and Nation for the production of food, fiber and ornamentals.
- (2) Preserve and protect agricultural lands as a nonrenewable resource to assure their continued availability for the production of food, fiber and ornamentals.
- (3) Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.
- (4) Establish *policies* and regulations which restrict agricultural land to farming and related uses rather than other *development* purposes.
- (5) Restrict the introduction of conflicting uses into farming areas.

**"3.2.2-4      Agricultural Policies:**

- (1) The Agricultural land use designation shall primarily include lands which are designated as *Prime Farmlands*, *Farmlands of Statewide Importance* or *Unique Farmlands* in the State's Important Farmland Inventory (IFI), although land may not be designated Agricultural if small areas of agricultural land are isolated from larger blocks of farming land (in such cases, the agricultural land is assigned to the Open Space or Rural designation of the surrounding properties).

DODGED

- (2) The smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. Subzones may require larger minimum parcel sizes.
- (3) Agricultural land shall be utilized for the production of food, fiber and ornamentals; animal husbandry and care; uses accessory to agriculture and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.



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To view a detailed map of the Ventura County General Plan, see the following link:

[http://www.ventura.org/planning/pdf/gpp\\_pdfs/Goals\\_Policies\\_Programs\\_6\\_30\\_06.pdf](http://www.ventura.org/planning/pdf/gpp_pdfs/Goals_Policies_Programs_6_30_06.pdf)

**"1.6.1 Farmland Resources Goals:**

1. Preserve and protect irrigated agricultural lands as a nonrenewable resource to assure the continued availability of such lands for the production of food, fiber and ornamentals.
2. Encourage the continuation and development of facilities and programs that enhance the marketing of County grown agricultural products."

**"1.6.2 Farmland Resources Policies:**

1. *Discretionary development* located on land designated as Agricultural (see Land Use Chapter) and identified as *Prime Farmland* or *Farmland of Statewide Importance* on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.
2. Hillside agricultural grading shall be regulated by the Public Works Agency through the Hillside Erosion Control Ordinance.
3. Land Conservation Act (LCA) Contracts shall be encouraged on irrigated farmlands.
4. The Public Works Agency shall plan transportation capital improvements so as to mitigate impacts to important farmlands to the extent feasible.
5. The County shall preserve agricultural land by retaining and expanding the existing *Greenbelt Agreements* and encouraging the formation of additional *Greenbelt Agreements*.
6. *Discretionary development* adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

As of September 2006, the Ventura County General Plan includes approximately 89,824 acres of land designated as Agricultural (Ventura County General Plan Goals, Policies and Programs, Figure 3.1 General Land Use Map).

**(5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.**

The "*Guidelines for Orderly Development*" is an agreement adopted by the Ventura County Board of Supervisors, all City Councils within Ventura County and the Ventura County Local Agency Formation Commission (LAFCO). They refine the guidelines originally adopted in 1969 and maintain the consistent theme that urban development should be located within incorporated cities, whenever and wherever practical. (See "*Guidelines for Orderly Development*" attachment and/or website below)

[http://www.ventura.org/planning/pdf/brochures/guideline\\_orderly\\_dev8\\_06.pdf](http://www.ventura.org/planning/pdf/brochures/guideline_orderly_dev8_06.pdf)

Ventura County General Plan policy 3.1.2-11 reads as follows:

"*Discretionary development* shall be consistent with the *Guidelines for Orderly Development*."

### **(8) The housing needs of farmworkers.**

On June 19, 2001 the Ventura County Board of Supervisors directed the Planning Division to complete a detailed study of farmworker households, farmworker housing needs, and additional methods to meet those needs. The study, completed on August 6, 2002, specifically addressed the following:

- Accurately estimate median family size, family income, housing conditions and amount of rent paid for farmworker households.
- Analyze trends in changes of agricultural crop type and an estimate of future farm labor demand and housing need.
- An evaluation of AE and OS-zoned sites that are suitable for farm labor housing projects.
- Amending the Zoning Ordinance to allow farm labor housing projects on AE and OS zoned land subject to a Planned Development permit instead of a Conditional Use Permit.

To review the above referenced study, see the following link:

[http://www.ventura.org/planning/pdf/farmworkers/farmworkers\\_study/fwh\\_study.pdf](http://www.ventura.org/planning/pdf/farmworkers/farmworkers_study/fwh_study.pdf)

The single largest impediment to building farmworker housing complexes in the unincorporated area of the County is the lack of sewers. Although on-site sewage treatment facilities are permissible, these type of systems are currently too costly to build and operate, especially for very low income households.

### **(9) Any other factors adopted by the council of governments.**

Ventura Council of Governments has recommended that SCAG recognize some factors unique to Ventura County; 1) local voter-adopted SOAR (Save Open space and Agricultural Resource) ordinances/initiatives, 2) countywide agricultural and natural resources, and 3) military installations that need to be protected from incompatible land uses (i.e., Point Mugu Pacific Missile Test Center and Naval Air Weapons Station). In addition to the information provided above, the following information is provided:

#### *County SOAR Ordinance:*

The County SOAR (*Save Open-Space and Agricultural Resources*) ordinance was approved by a majority of the countywide electorate on November 3, 1998. This ordinance requires countywide voter approval of any change to the County General Plan involving the "Agricultural", "Open-Space" or "Rural" land use map designations, or any change to a General Plan goal or policy related to those land use designations. See map below.

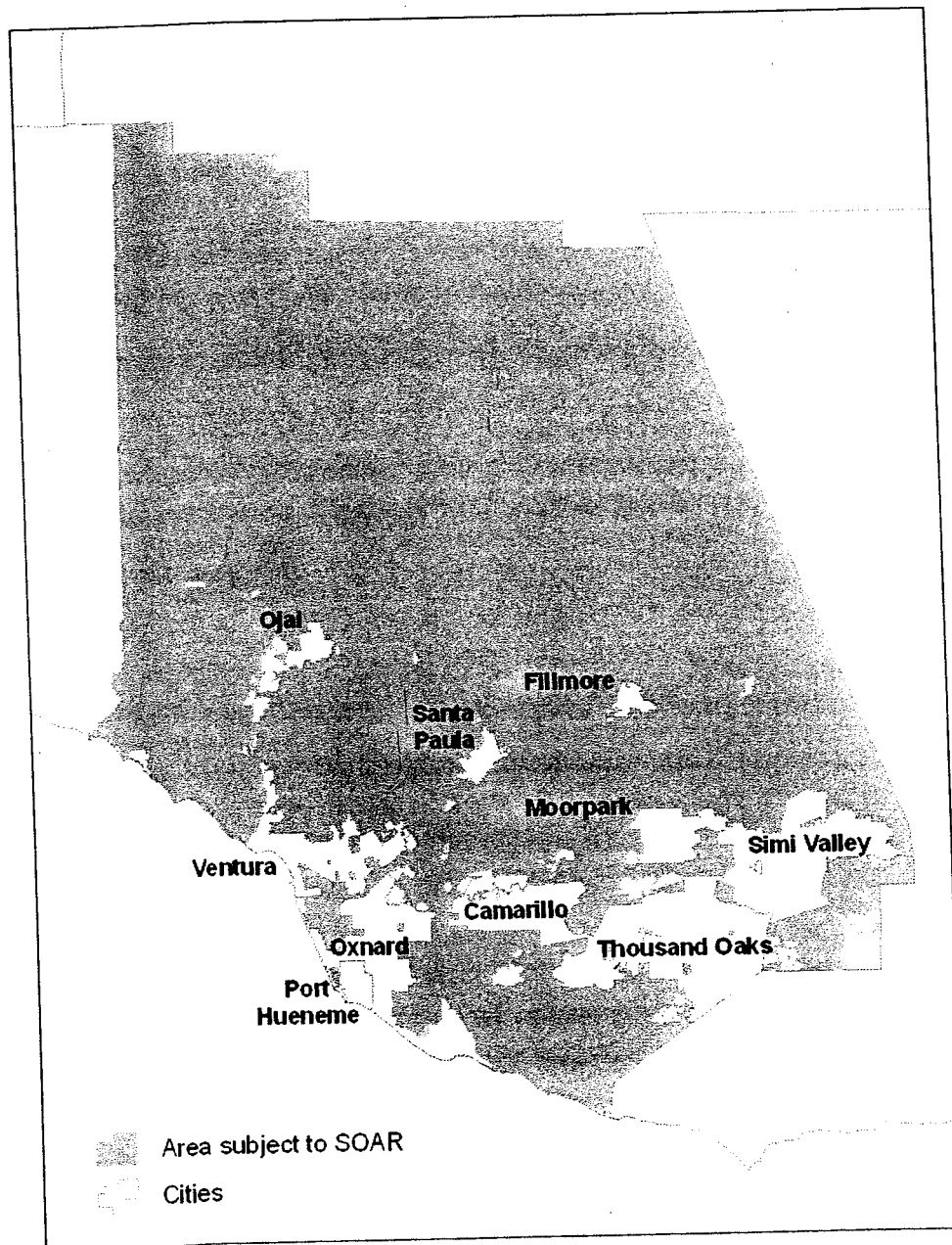
For additional information, please go to the following website:

<http://www.ventura.org/planning/pdf/soar.pdf>

Although section 65584.04(f) of the Government Code says that "any ordinance, policy, voter-approved measure, or standard of a city or county that directly, or indirectly limits the number of residential building permits issued by a city or county shall not be a justification for a determination or a reduction in the share of a city or county of the

regional housing needs", Ventura County does not believe that this section applies to the Ventura County SOAR Ordinance for the following reasons:

- The SOAR Ordinance does not directly or indirectly limit the number of residential permits issued by the County
- The SOAR Ordinance only affects General Plan amendments or changes of policy on land currently designated Agricultural (see 2.D. above), Open Space, or Rural.

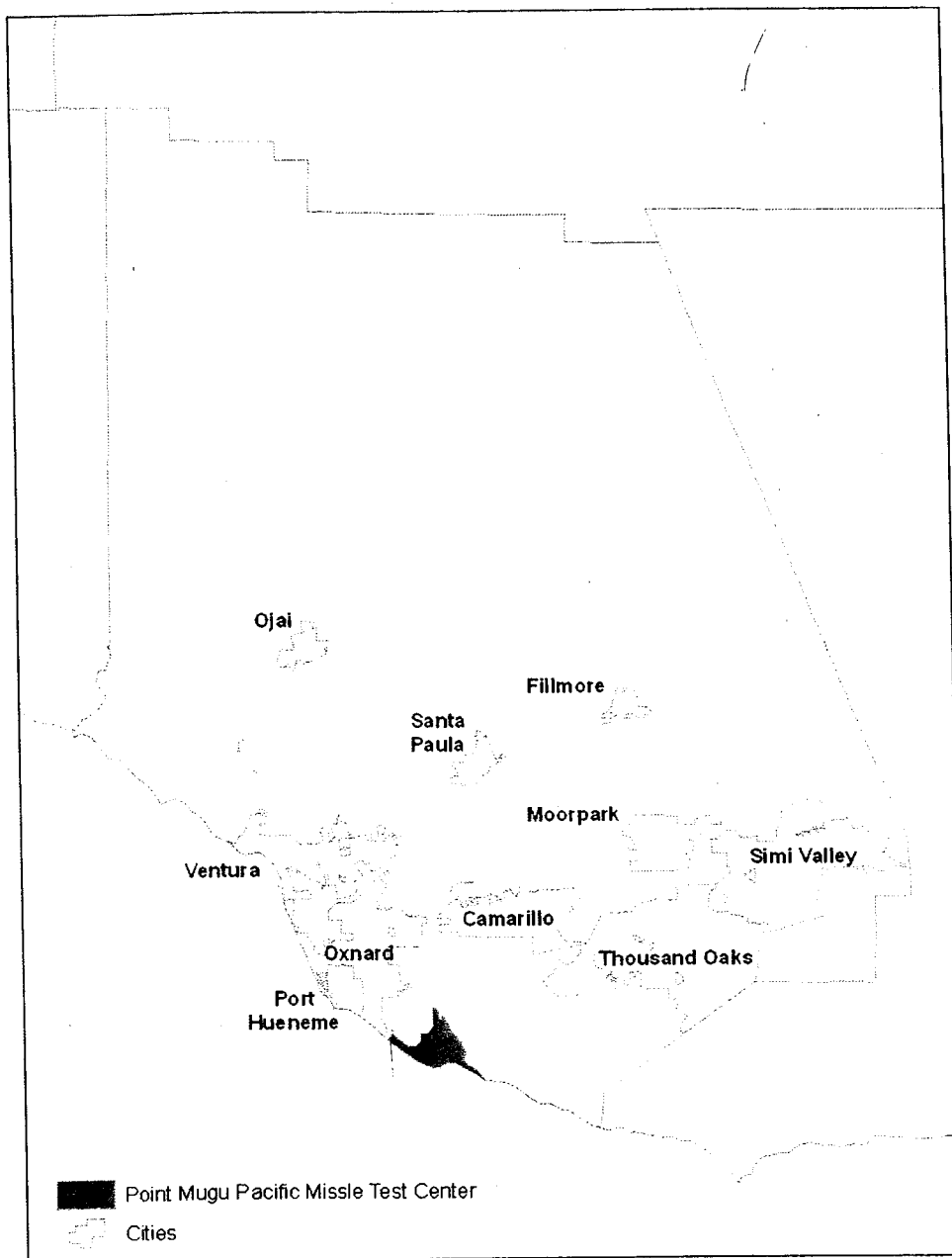




*Protection of area surrounding military installations:*

Point Mugu Pacific Missile Test Center and Naval Air Weapons Station: The 4,500 acre Point Mugu facility is located at the western end of the agricultural lands of the Oxnard Plain, six miles southeast of Oxnard and 7 1/2 miles southwest of Camarillo. The main base complex houses extensive test laboratory and support facilities, and two runways capable of handling all modern aircraft types.

According to Government Code Section 65302 (a), a General Plan Land Use Element shall consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace. See map below.



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## CALIFORNIA GOVERNMENT CODE SECTION 56133

As of January 1, 2006

**56133.** (a) A city or district may provide new or extended services by contract or agreement outside its jurisdictional boundaries only if it first requests and receives written approval from the commission in the affected county.

(b) The commission may authorize a city or district to provide new or extended services outside its jurisdictional boundaries but within its sphere of influence in anticipation of a later change of organization.

(c) The commission may authorize a city or district to provide new or extended services outside its jurisdictional boundaries and outside its sphere of influence to respond to an existing or impending threat to the public health or safety of the residents of the affected territory if both of the following requirements are met:

(1) The entity applying for the contract approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents.

(2) The commission has notified any alternate service provider, including any water corporation as defined in Section 241 of the Public Utilities Code, or sewer system corporation as defined in Section 230.6 of the Public Utilities Code, that has filed a map and a statement of its service capabilities with the commission.

(d) The executive officer, within 30 days of receipt of a request for approval by a city or district of a contract to extend services outside its jurisdictional boundary, shall determine whether the request is complete and acceptable for filing or whether the request is incomplete. If a request is determined not to be complete, the executive officer shall immediately transmit that determination to the requester, specifying those parts of the request that are incomplete and the manner in which they can be made complete. When the request is deemed complete, the executive officer shall place the request on the agenda of the next commission meeting for which adequate notice can be given but not more than 90 days from the date that the request is deemed complete, unless the commission has delegated approval of those requests to the executive officer. The commission or executive officer shall approve, disapprove, or approve with conditions the contract for extended services. If the contract is disapproved or approved with conditions, the applicant may request reconsideration, citing the reasons for reconsideration.

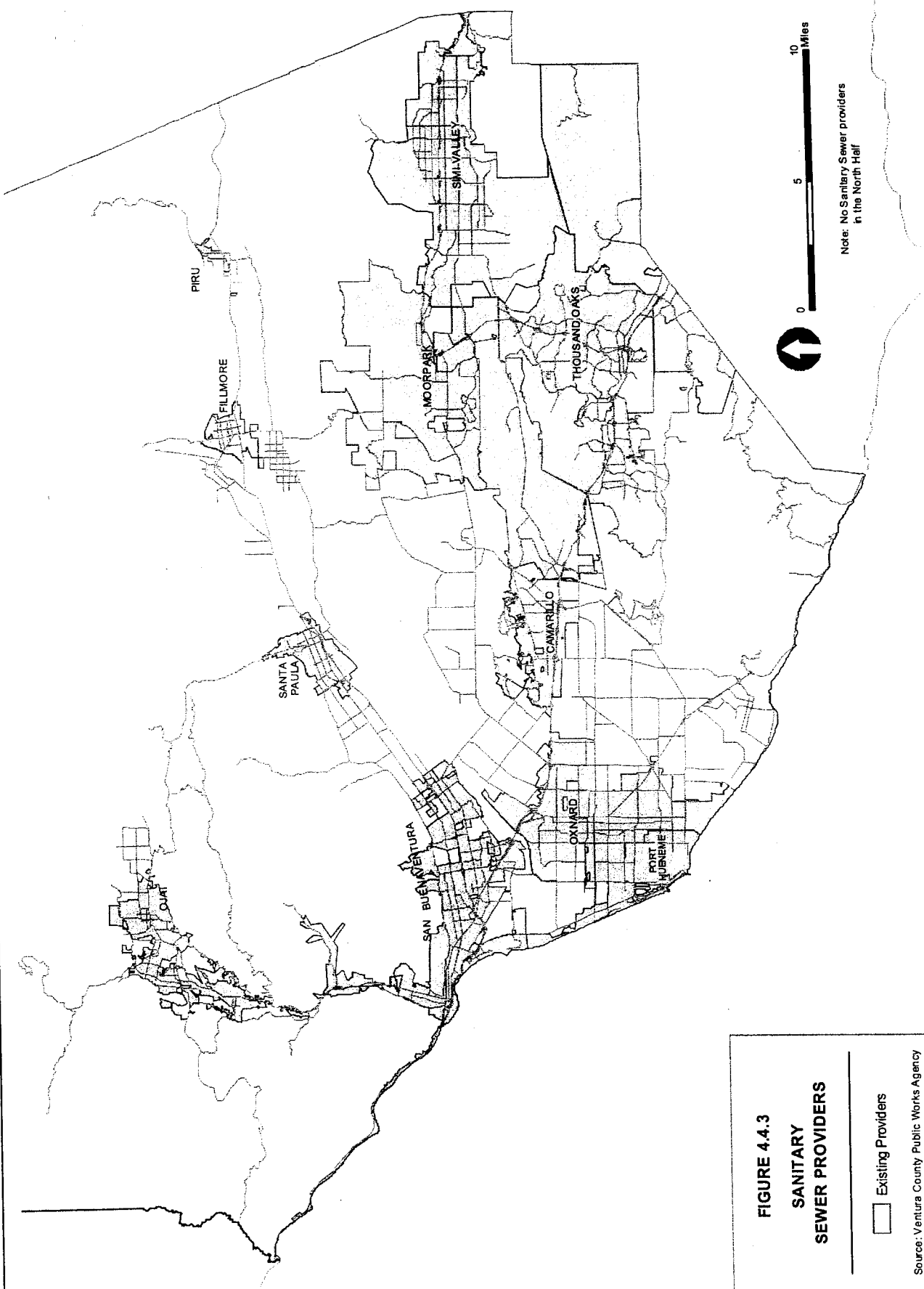
(e) This section does not apply to contracts or agreements solely involving two or more public agencies where the public service to be provided is an alternative to, or substitute for, public services already being provided by an existing public service provider and where the level of service to be provided is consistent with the level of service contemplated by the existing service provider. This section does not apply to contracts for the transfer of nonpotable or nontreated water. This section does not apply to contracts or agreements solely involving the provision of surplus water to agricultural lands and facilities, including, but not limited to, incidental residential structures, for projects that serve conservation purposes or that directly support agricultural industries. However, prior to extending surplus water service to any project that will support or induce development, the city or district shall first request and receive written approval from the commission in the affected county. This section does not apply to an extended service that a city or district was providing on or before January 1, 2001. This section does not apply to a local publicly owned electric utility, as defined by Section 9604 of the Public Utilities Code, providing electric services that do not involve the acquisition, construction, or installation of electric distribution facilities by the local publicly owned electric utility, outside of the utility's jurisdictional boundaries.

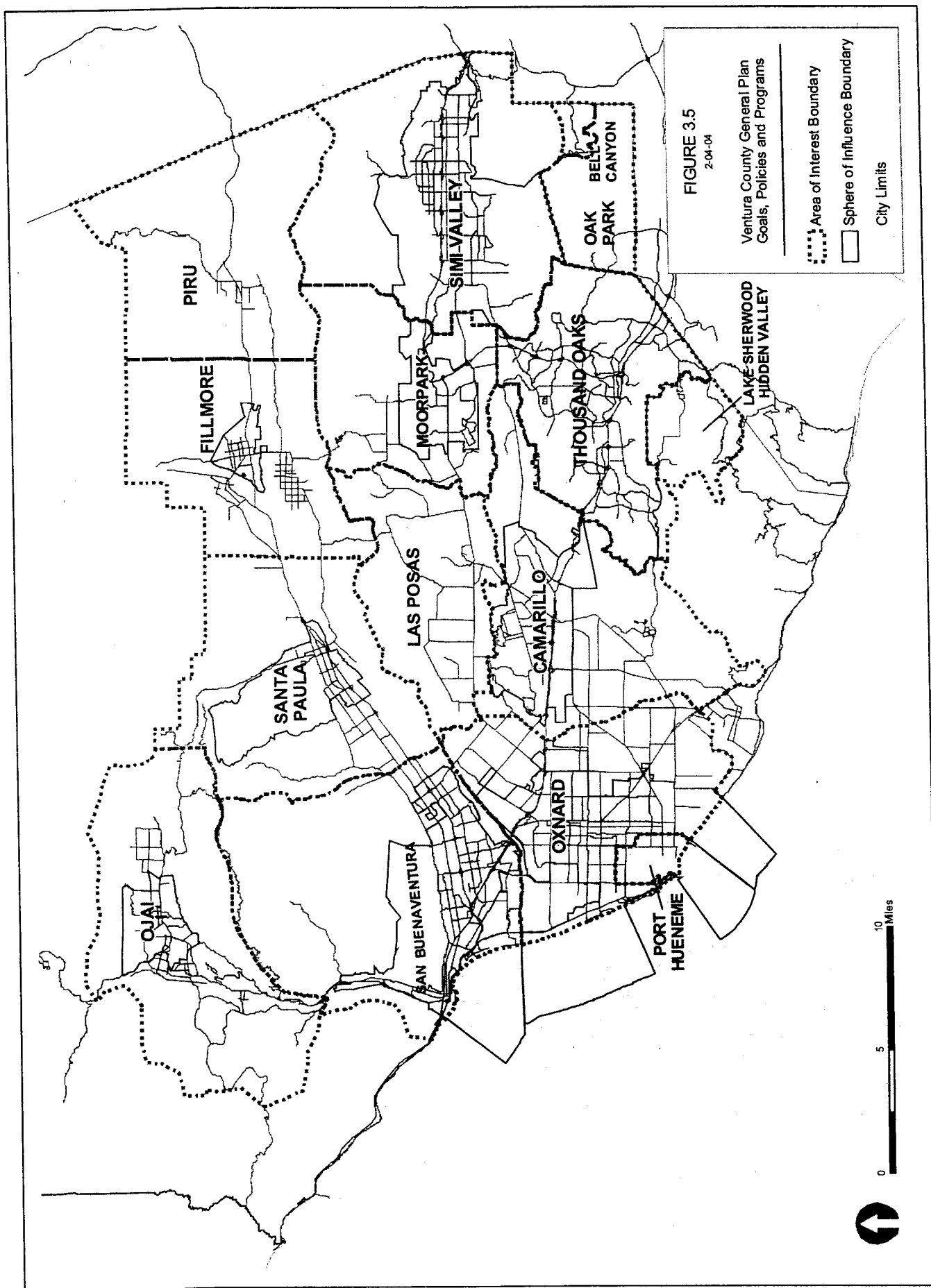
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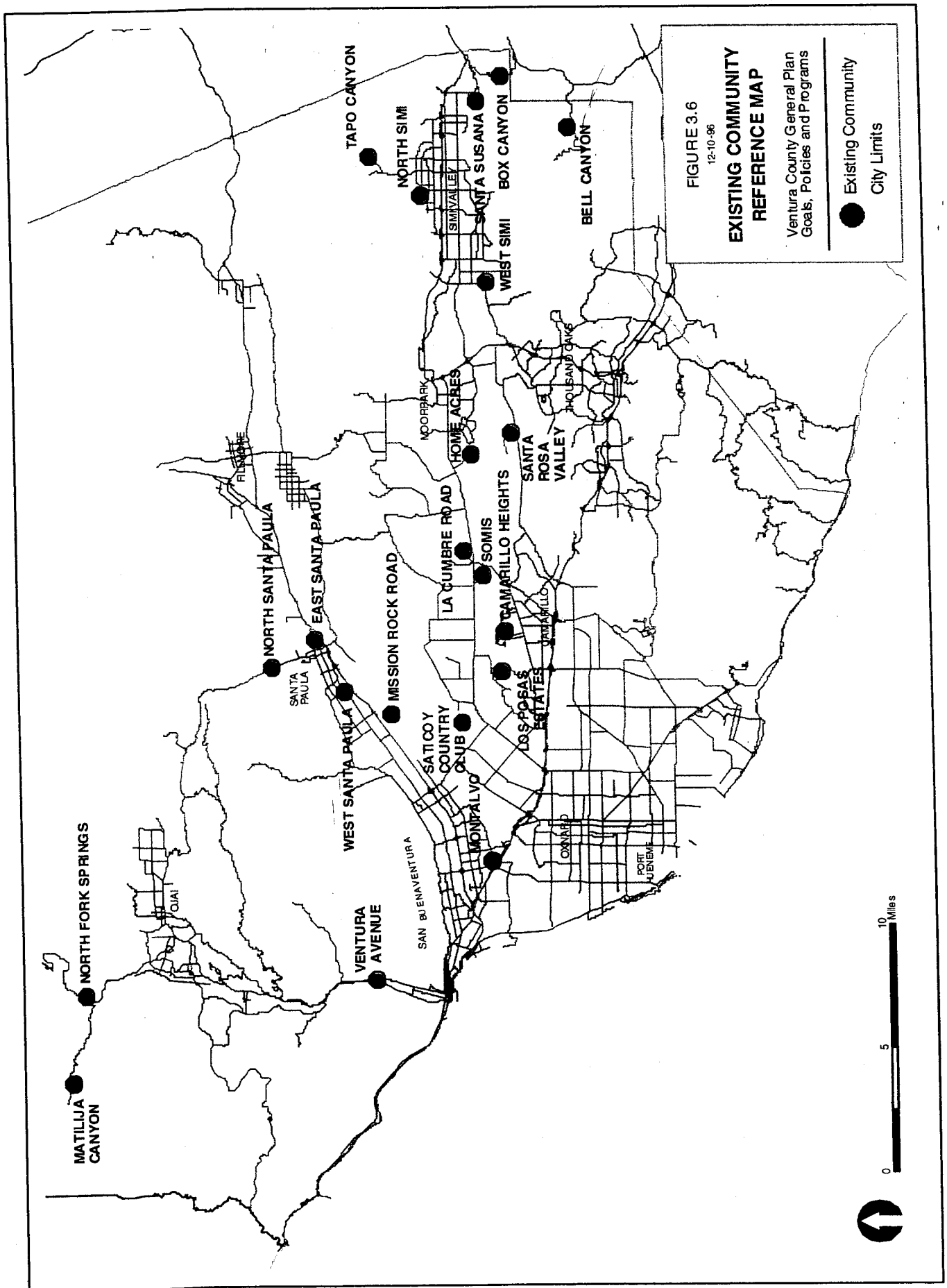
**FIGURE 4.4.3**  
**SANITARY**  
**SEWER PROVIDERS**

☐ Existing Providers

Source: Ventura County Public Works Agency







000025

**From:** GSAssoc@aol.com [mailto:GSAssoc@aol.com]  
**Sent:** Wednesday, October 11, 2006 1:27 PM  
**To:** Frank Wen; Joseph Carreras; Ma'Ayn Johnson  
**Cc:** tsato@anaheim.net; mmccann@ci.santa-ana.ca.us; smartin@fullerton.edu; Ddiep@fullerton.edu; annabelcook@earthlink.net; acook@occities.org; dwilberg@cityofmissionviejo.org; CWilson@cityofmissionviejo.org; ELister@cityofmissionviejo.org  
**Subject:** Ideal Vacancy Rate

Joe and Frank~

I am currently reviewing the two reports that are agendized tomorrow for discussion at the RHNA subcommittee meeting: the 9/28/2006 AB2158 Housing Market Demand Factor (p. 62) and the 10/12/2006 Guidance on Application of a Housing Cost Factor (p. 54), in addition to Joe Carrera's 10/10/06 email to Tracy Sato and the 5/27/2005 SCAG letter to HCD, Attachment IV, SCAG Vacancy Rates.

On the ideal vacancy rate factor, the staff report identifies different options. Further, page 63 of the packet states that the ideal effective vacancy rate adjustment would not affect the forecast of household growth.

Page 54 of the agenda packet identifies an ideal vacancy rate ranging from 2.7% (the factor that would be applied to all jurisdictions using the Census 2000 weighted RHNA vacancy rate factor for the SCAG region) to 3 or 3.5%.

Question #1: The staff report does not identify which of these percentages is being recommended; further, based on discussions with Frank Wen on 10/10/2006, is it correct to state that only the 2.7% factor would not affect the forecast of household growth, as referenced on page 63 of the agenda packet, but the 3 or 3.5% factors would affect and cause for re-adjustment the household growth numbers for the Integrated Forecast?

Question #2: The SCAG letter to HCD identifies a different recommendation for use of a vacancy rate, specifically, a combined vacancy rate of 3.5% as the low, and a 4.2% as the high, with specific individual rates for the renter and owner. Does this mean that even if SCAG CEHD and Regional Council went with a 2.7% vacancy rate factor for an ideal effective vacancy rate, which corresponds to a parity with the regional household forecasts, that HCD could in fact rely upon the May 2005 letter and use the SCAG-recommended vacancy rates which are higher? And how would the recommended rates in the HCD letter affect the Regional Forecast for households?

Question #3: When SCAG converted its 2007 Integrated Growth Forecast Household numbers to the Housing Unit numbers at the countywide level, did not that use a vacancy rate adjustment to derive at the housing unit numbers? For example, did the Orange County numbers use the Orange County vacancy rate from the 2000 Census for the forecast years to translate households to housing units, or another factor?

Further, when the housing units were then broken down to the individual jurisdictions within a subregion, which the jurisdictions will be soon receiving with the Compass Blueprint package, can you clarify which vacancy rate was used to derive the household data to the housing units data at the jurisdictional level? Most jurisdictions, for example, have an individual vacancy rate that is different than the Orange County total vacancy rate. What factor was used in the jurisdiction-specific tables?

Appreciate greatly any clarification to my questions. Thanks so much.

Gail

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La Cañada Flintridge, CA 91011  
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818.790-1578 (fax)  
GSAssoc@aol.com

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## Comment from Tracy Soto dated Oct. 12, 2006

Frank,

Thank you so much for these clarifications!

Tracy

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**From:** Frank Wen [mailto:WEN@scag.ca.gov]  
**Sent:** Wednesday, October 11, 2006 11:52 PM  
**To:** Tracy Sato; glassoc@aol.com; annabelcook@earthlink.net  
**Cc:** Lynn Harris; Joseph Carreras; Joanna Africa; Ma'Ayn Johnson  
**Subject:** RE: CEHD Subcommittee on RHNA Policy Issues: Question on Item 6.1.1

Please see below:

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**From:** Joseph Carreras  
**Sent:** Wed 10/11/2006 10:37 PM  
**To:** Frank Wen  
**Subject:** FW: CEHD Subcommittee on RHNA Policy Issues: Question on Item 6.1.1

More questions...

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**From:** Tracy Sato [mailto:TSato@anaheim.net]  
**Sent:** Wed 10/11/2006 6:33 PM  
**To:** Ma'Ayn Johnson; Joseph Carreras  
**Cc:** Lynn Harris; Jonathan Borrego; glassoc@aol.com; McCann, Melanie; Diep, Deborah; annabelcook@earthlink.net  
**Subject:** CEHD Subcommittee on RHNA Policy Issues: Question on Item 6.1.1

Ma'Ayn and Joe,

Item 6.1.1 is a policy to apply a Housing Cost factor to the RHNA. Could you please clarify approaches #2 and #3 and how it would be applied and what the formula would be? Specifically, could you respond to the following questions:

1. Regarding approach #2, how is a high housing cost jurisdiction determined? Is it defined through vacancy rates with the assumption that high housing cost jurisdictions would have a low vacancy rate because not enough housing is provided as implied by that statement of increase in low vacancy, high housing cost communities? It does not appear that the table referenced was included in the agenda, but having looked at the vacancy rates I calculated (based on the HCD vacancy formula Gail and Frank Wen discussed), I am not sure that this approach would make sense. Other policy issues play into the vacancy discussion based on the desirability of a location, such as how schools play into the desirability of a community thus increasing housing costs and lowering vacancy rates; if a community has lower cost housing, it may actually have lower vacancy rates because the housing is simply more affordable and thus more desirable; and more. Further, in extremely high cost cities, vacancy rates can be fairly high - even over 3.5% - simply because housing does have a high cost and therefore have a high vacancy rate. The data do not demonstrate that there is always a direct correlation between vacancy rates and housing cost. This question also applies to item 6.1.2.

Translating AB 2158 factors into actual application and allocate housing needs across jurisdiction should work something like following:

1. An initial allocation of household growth based on trends and local growth perspective

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2. High housing costs burdens represented by housing prices (e.g. using the 2005 housing price for each of the scag jurisdictions) and based on which to calculate the share of construction needs based on the inverse of housing prices
3. High housing costs burdens represented by the number of affordable units, the places with the least number of affordable units should get assign the largest number of total units.

Finally the final allocation of total construction needs will derive based on some weighted average of above three shares across all local jurisdictions.

Above approaches/methodology which are currently explored by other MPOs are not recommended by staff. Staff recommendation is based on following rationales:

1. On the one hand, there is strong correlation (negative) between vacancy rate and housing costs burdens as indicated by housing prices. Of course, this is not perfect for every cities, however, staff conducted statistical analysis, and the results show that the negative correlation is strong ( $r=-0.63$ ) and it is statistically significant. Thus, staff recommend using the vacancy rates to adjusted the housing stock and construction needs such that housing costs burdens and high housing prices could be moved toward the right direction.
2. On the other hand, since a large part of housing costs burdens can be attributed to the lack of affordable units. Thus staff propose that moving toward a housing allocation by income using each jurisdiction's own median household income would result in all jurisdiction with a similar allocation of affordable units. As such, the approach will also address the requirements of the law to reduce the concentration of low income households in places where the concentration are already high!

The only issue needs to be addressed under this approach is that there will be reallocation of about 9,000 units of affordable units proportionally to all jurisdictions because using city MHI will result in 9,000 less units than the affordable units from using the county MHI.

Nevertheless, staff think above approaches could address the policy concerns related to high housing costs burdens and concentration of low income household, yet they keep 95% of the initial household growth distribution provided from the Integrated Growth Forecasts.

2. Regarding approach #3, how is this applied to jurisdictions? Is this saying that a jurisdictions allocation would be based on their median income and the resulting percentages indicated in the table or that the percentages would be the basis for the initial adjustment? So to take Anaheim as an example: If I follow the formula described - Anaheim has a median income of \$47,122 and a resulting very low income percentage of 20.3%. Is the proposal that if Anaheim gets an allocation of 10,000 units, 20.3% or 203 of them would then need to be very low income.

Yes\*. 203 (very low), 186 (low), 200 (moderate), 411 (above moderate) vs. the initial allocation (using county median household income)

275 (very low), 222 (low), 205 (moderate), 298 (above moderate) and then it is up to final policy adjustment and decision that how close can be moved to county allocation of:  
215 (very low), 177 (low), 199 (moderate), 409 (above moderate)

\* Need to do a final allocation of about 9000 units for affordable units across the region.

3. Regarding approach #3, would there then be a need to move to the County percentage or does this policy imply that the percentage be maintained? Under the county formula, \$58,820, the City has a resulting very low income percentage of 27.5% but would possibly receive some percentage between the County percent of 21.5% and 27.5% or a reduced percentage below the 21.5%, or as has been proposed by some CEHD members 0% or some other reduced percentage because the City is already considered impacted. (If this is the question to be debated by the 6.1.2 or 6.1.3, please disregard.)

Please see responses under #2 above.

4. Regarding approach #3, does staff's recommendation mean, when it says that this obviates any need for further fair share discussions, that there would not be a need to try to reach the County median and that this methodology would reduce the impacts on already impacted cities? I think that a policy question

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should be clear regarding what is being recommended. The question is does this reduce the impacts on already impacted cities considering, from your example, that the high income city percentage moves from 15% to 20% but the more modest income city, while reduced from 33% to 25% still has a higher percentage of very low income than the higher income city - again, if this is the question to be responded to for 6.1.2 or 6.1.3, please disregard.

How fast and how close the adjustment toward the county median will be determined by the policy discussion process and consensus.

Finally, I do not understand Item 6.1.2. Option two refers to an employment/population/housing adjustment but that is not what is discussed in option one, which discusses an idealized effective vacancy rate, at least to my understanding. Could you please clarify with an example, what is meant by option 1?

It will be discussed in the meeting.

I appreciate any clarification regarding the questions above.

I hope above help to clarify your questions, let me know if I can provide further assistance. thanks.

Thank you,  
Tracy Sato

Tracy Sato, AICP  
Senior Planner  
City of Anaheim, Planning Department  
200 S. Anaheim Blvd., 1st Floor  
Anaheim, CA 92805  
Phone: (714) 765-5139, Ext. 5735  
Fax: (714) 765-5280  
E-mail: [tsato@anaheim.net](mailto:tsato@anaheim.net)  
City Website: [www.anaheim.net](http://www.anaheim.net)

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**COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT  
REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE**

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Thursday, October 12, 2006  
Minutes

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THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS OR DISCUSSIONS TAKEN BY THE COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE. AN AUDIOCASSETTE TAPE OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN SCAG'S OFFICE.

**Members Present**

Jon Edney – Imperial County  
Paul Nowatka – Los Angeles County  
Gil Coerper – Orange County  
Timothy Jasper – San Bernardino County  
Mary Ann Krause – Ventura County

**Member Alternates Present**

Charles White – Representing Mayor Ronald Loveridge – Riverside County

**1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE**

The Honorable Jon Edney, Chair, called the meeting to order at 10:02 a.m.

**2.0 PUBLIC COMMENT PERIOD**

Mark Pisano, SCAG, presented updated information on the status of the RHNA Pilot Program Legislation. Mr. Pisano stated that he and Lynn Harris, SCAG, attended a meeting in Sacramento on October 10<sup>th</sup>. In attendance was CSAC, builders, housing advocates and the representatives of a number of jurisdictions. The group reviewed the program that subcommittee adopted on September 14<sup>th</sup>. A bill would be drafted around the program. At this meeting, Ms. Harris gave a summary of the status on the implementation of the program. Those present at the meeting then addressed the one remaining issue, which was not in full concurrence with all the parties which was, the question of findings. The consensus of those in the meeting agreed that the word findings did not need to be in the statute because there is sufficient information to justify the recommendations and decisions. Mr. Pisano stated that when the final RHNA distribution and allocation is done, staff will make a determination that it is consistent with growth, transportation, and air quality.

In regards to Public Comments, Chair Edney asked that the subcommittee and public note that because of the decision making nature of the meeting, additional public comment periods would be allowed after the presentation on each item.

### **3.0 REVIEW AND PRIORITIZE AGENDA ITEMS**

Lynn Harris, SCAG, announced that there was a hard copy of the September 28, 2006 Integrated Growth Forecast/HRNA Public Hearing and Workshop transcript for review on the front table.

John Edney, Chair, announced that he would be moving the Chair's Report forward prior to the action items.

### **4.0 CONSENT CALENDAR**

#### **4.1 Receive and File**

##### **4.1.1 Written Communication Regarding RHNA Methodology**

#### **4.2 Consent Calendar**

##### **4.2.1 Minutes of CEHD RHNA Subcommittee Meeting #2 September 28, 2006**

##### **4.2.2 Transcript of Public Hearing/Workshop on Integrated Regional Growth Forecast and Regional Housing Needs Assessment (RHNA) Methodology September 28, 2006 (To be included as part of Receive and File)**

MOTION was made to approve the Consent Calendar Items.  
MOTION was SECONDED and UNANIMOUSLY APPROVED.

### **5.0 INFORMATION**

#### **5.1 Transmittal of Farmworker Employment Data by Subregion**

Lynn Harris, SCAG, requested that it be noted that Item 5.1 was additional farm worker data that was requested by the subcommittee at the last meeting. The information points out that there is additional opportunity for communities to identify their local needs.

### **8.0 CHAIR'S REPORT**

John Edney, Chair, stated that a schedule was devised and presented at the October 5<sup>th</sup> CEHD meeting which laid out the RHNA methodology process. It was agreed upon that the subcommittee would listen to the SCAG staff and allow

each county within the region to have a fair and accurate access to the process. The subcommittee would then take the combined consensus methodology back to the CEHD. The CEHD will then have the opportunity to review every item of the methodology and take whatever action it so chooses. The approved action items will then go to the Regional Council.

Chair Edney stated that what took place at the last CEHD meeting on October 5 was not the process previously identified. In order for the RHNA Subcommittee to have a fair and accurate process, as identified by the CEHD, each county within the SCAG Region has been given a seat on the RHNA subcommittee. After speaking with Chair Bowlen of the CEHD, he and I agreed that this would be the process the CEHD and RHNA Subcommittee would follow.

Councilmember White, representing Riverside County, stated that he was the maker of the motion to bring the item back to the subcommittee because he felt the importance of the item warranted such action at the time. Chair Edney reiterated the need to follow the agreed upon process to ensure fairness for all counties. The subcommittee concurred.

## **6.0 ACTION ITEMS**

### **6.1.1. Guidance of Application for Housing Cost Factor to RHNA**

Lynn Harris, SCAG, came forward to offer a recommended staff Amendment to Item 6.1. On page 54, under Recommended Action, it should read that staff is asking the subcommittee to provide guidance in the development of the methodology that applies to the housing cost policy. In Option #3 (pg. 54) talks about a series of tables that show city level median income. This was an effort on part of staff to see if we could work an allocation process from the city level up to the county. Staff's latest evaluation notes this may not be an acceptable approach given current state law.

Joanna Africa, SCAG Legal Council, stated that the attached tables appeared to be based on local medium income instead of county and noted that there may be legal concerns if this is intended as a substitution rather than a comparison. However, Ms. Africa stated that it was her understanding that the approach would still lead to a comparison to the county median distribution.

Chair Edney clarified Ms. Africa's remarks:

- Staff would have to utilize local median income as a comparison to county median income.
- An allowance would have to be made for what appears to be a nine-thousand unit shortfall.

Staff could use the city numbers in comparison to the county numbers but the number would have to be modified to make up for any potential shortfall.

Joseph Carreras, SCAG, stated that he wanted to emphasize two considerations in trying to develop some options for the subcommittee to evaluate in relating housing cost to the improved distribution of housing across the region. This can be achieved by either improving housing availability or improving housing affordability. Staff recommendations are grouped under two categories: 1) housing stock approaches and, 2) affordability.

The simplest approach would be to assign a specific percentage of housing that the subcommittee would allocate back to communities with the highest housing costs, in an attempt to try to produce more housing in those areas where cost have gone up to very high levels. Adding additional units would help moderate those cost levels and bring them into alignment with other communities in the region as a whole.

The second approach is to assign more housing to higher cost communities who have a vacancy rate differential approach. Staff has done some analysis where there is a high correlation between low vacancies and high housing cost. If more housing stock can be added to a community it would help in moderating housing cost levels.

Mr. Carreras clarified for the subcommittee that the two approaches could be looked at in two ways. For example in the 1990's, a million units were built in Southern California but it was not enough. To identify the deficit, the fifty vacancy health market approach would be used to do this. In terms of construction need associated with household growth, staff is projecting a 24% change. This would be the ideal number of vacant units to attach to the household growth; there would not be a shortfall.

Councilmember White, Riverside County, inquired whether this would equate to an average for all counties. Mr. Carreras explained what staff would identify an ideal vacancy rate for retro housing as well as home ownership housing and depending upon the mix of those types of housing in a community, this would determine what would be the health level of production that would be needed.

Staff will provide a more detailed analysis as soon as SCAG is given direction by the subcommittee as to how they would like to proceed.

Mr. Carreras stated that a third option would be the local medium income. This would promote an approach to the fair share diversity goals in communities that reflect the concept on 'house your own', which means creating new jobs within a county and to look at each community in terms of income groups and define the diversity targets. This approach tends to focus construction activity in the middle income housing level. This approach needs more work and evaluation as previously discussed.

Councilmember Mary Ann Krause, Ventura County, remarked that she was having trouble understanding the benefit of using your own cities median income especially when it is talking about a housing marketing that is regional in nature. While there may be a very minor benefit when using this income, it appears that it is not allowing proper movement between communities and not going to necessarily take into account job locations.

Mr. Carreras responded that it was more for the goal setting process. This option has a positive outcome of providing more diversity.

Chair Edney opened the floor to public comments.

Bill Tremble, SGVCOG, spoke about vacancy and prices relationships using Rosemead and Beverly Hills as examples. The correlation between vacancy and price does not exist and implementing such would, in fact, create severe inequities. Mr. Tremble felt that the staff report did not provide correlation and recommended that the committee not take action on vacancy and price.

Ty Schulling, SBCOG, stated that he felt correlation does indeed exist, citing his opinion that confusion about vacancy rates and median incomes is a problem. Mr. Schulling spoke in favor of correlation between vacancy and price. He felt it was an important tool to determining equity.

Tracy Sato, City of Anaheim, stated that she felt there anomalies in vacancy rate factors which will limit usefulness of vacancy and price correlation. Ms. Sato gave some examples of correlation in Orange County. Ms. Sato suggested that staff and the subcommittee use other factors in conjunction with vacancy such as location, desirability, etc., if vacancy/price correlation is used.

Rick Bishop, WRCOG, stated that agreed with Ty Schulling, SBCOG, and supports a vacancy factor in the methodology.

David Chantarangsu, City of Glendora, cited reasons why Glendora, as a higher income city, cannot meet or accept assignments of additional units.

Debra Chankin, GWCOG, asked where chart is in the agenda, attachment to item to 6.1, which refers to income and not vacancies. Hasan Ikhrata, SCAG, responded that the chart has been prepared subsequently and will be posted on SCAG's website. Ms. Chankin feels the subcommittee should be evaluating jobs/housing factors.

Ms. Africa, SCAG legal counsel, clarified the item and the subcommittees discussion explaining that the decision that was made was to have an adjustment, find more housing, to hide housing cost jurisdiction relative to lower cost jurisdictions.

MOTION was made to adopt the combined options of #2 and #3 by making both an adjustment to housing supply and to housing demand perspective to address housing affordability and availability of goals. The MOTION was SECONDED and APPROVED 6-1. Councilmember Paul Nowatka, Los Angeles County, voted NO on the motion.

6.1.2 Reconsideration of Subcommittee September 28, 2006 Action Regarding Approval of a Policy Action for Market Demand.

Councilmember White, Riverside County, stated that if the subcommittee was now looking back to Agenda Item 6.1.2, he was the one that had asked for the reconsideration of the item and based upon what we have approved on Item 6.1.1 he would like to withdraw his request for reconsideration.

MOTION (White) was made to not reconsider Item 6.1.2, approval of a policy for the market demand factor.

Before going further, Chair Edney stated that he wanted to clarify to the subcommittee that the vacancy factor that was discussed in Item 6.1.1 was about a future vacancy factor, and included that in the process. The vacancy factor that was discussed originally at the last subcommittee meeting, which was not approved as part of the methodology, was a previous vacancy factor. Mr. Edney clarified that the subcommittee was not being inconsistent.

MOTION was further MOVED, SECONDED (Jasper), and UNANIMOUSLY APPROVED.

6.1.3 Deliberation on Diversity Policies for Fair Share Adjustments

Joe Carreras, SCAG, gave a presentation on Fair Share Housing Diversity Policy. Mr. Carreras defined fair share goals as; fair and equitable distribution of growth between cities and unincorporated areas, fair and equitable diversity of different income groups within a community.

A major issue with the policy is the goal shifts, the rate at which localities move to the county income distribution which is considered to be the equity frame work for housing diversity. Mr. Carreras presented a power point presentation which showed charts that reflected two extreme cases demonstrating how a very low income city and a very high income city might move toward the county income distribution. The numbers shown in the presentation are the targets for the future construction need. They start out with the local profile in terms of income mix and then move over time in terms of future construction need to be more like the County as a whole in terms of income base.



The housing diversity adjustment had nothing to do with the distribution of growth between communities or any more units of community. It has to do with however much housing need is assigned, what would be the goals for development from affordable housing to market rate. The diversity goals are for determining that mix in any community in the region.

Chair Edney opened the floor to public comment.

Gail Sheaimoto Laur, City of Mission Viejo, asked staff how the county unincorporated proper would be treated in terms of a fair share allocation.

Mr. Carreras responded this was an ongoing effort in the development of the growth forecast and that it was a tough issue that comes up every cycle because it requires the county and its unincorporated area to work successfully together.

Mark Pisano, SCAG, contributed some background information regarding LAFCO Directors agreements requirements.

Ty Schulling, SANBAG, stated that if the percentages apply only to the growth increment and in most cases the growth increment is a relatively small percentage of total units relative to the entire housing stock within that jurisdiction then, even at 100% there is very little movement toward a county norm. Movement for the extreme cases toward the county norm within a reasonable time period the percentage will have to go well beyond 100%.

Councilmember Krause, Ventura County, expressed her concern that some communities in the region where in a short period, 20-25 years, of time they have gone from middle income to low income. This would institutionalize them being low income literally to 100-200 years. This takes away the ability of a community to better itself. If a community is very low income it has a very hard time providing services. Ms. Krause stated that the percentage figure would have to be dramatically higher than 100%.

Councilmember Gil Coerper, City of Huntington Beach, emphasized to the subcommittee and staff that he would like to have other planners from the cities, counties, and other agencies to assist SCAG in putting the plan and information together. Mr. Ikhata, staff, stated that SCAG's Planning and Programming Technical Advisory Committee was going to be presented the methodology and appoint a smaller group/committee that would include the other cities, counties and agencies to help with the methodology. Formation and meeting of this group would be done the week of October 16.

MOTION (Coerper) was made to NOT TAKE ANY ACTION and bring the item back to the next subcommittee meeting on October 19 with the direction that staff will work with the P&P TAC, on this item for further presentation to the

subcommittee and to provide a more clarified position as to what 100% would do. MOTION was SECONDED (White) and UNANIMOUSLY APPROVED.

**7.0     CHAIR'S REPORT**

The Chair's Report was given earlier in the meeting prior to the Action Items.

**8.0     ADJOURNMENT**

The meeting was adjourned at 12:42 P.M. **The next meeting of the CEHD Regional Housing Needs Assessment Subcommittee, Meeting #4, will be at the SCAG office in downtown Los Angeles on October 26, 10:30 a.m. to 3:00 p.m.**

# MEMO

**DATE:** October 19, 2006

**TO:** CEHD RHNA Subcommittee

**FROM:** Frank Wen, Program Manager, Growth Forecasting, 213 236 1854 wen@scag.ca.gov

**SUBJECT:** RHNA Allocation Methodology Consideration of AB 2158 Factor #5: Agreements between a County and Cities in a County to Direct Growth toward Incorporated Areas of the County

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## BACKGROUND:

The housing laws (Section 65584.04(d), also known as the AB 2158 factors) require the RHNA allocation methodology to consider agreements between a county and cities in a county to direct growth toward incorporated areas of the county. This requirement and consideration has been addressed extensively through SCAG Integrated Growth Forecasting process.

The Integrated growth forecast starts with extensive survey of all local jurisdictions. All subregion/local jurisdictions were encouraged and invited to come to SCAG to provide and present their inputs/comments regarding each of their perspectives on growth.

Extensive subregion/local jurisdiction workshops will be scheduled to further seeking inputs regarding growth and growth allocation between counties and all incorporated cities. In the process, all counties are treated the same as incorporated cities. Potential changes in growth forecasts in the county areas under this factor will be considered when formal agreements between county and its incorporated cities are available.

# REPORT

**DATE:** October 19, 2006

**TO:** Community, Economic and Human Development (CEHD) Subcommittee on RHNA Policy Issues

**FROM:** Joseph Carreras, Program Manager II, 213-236-1856, Carreras@scag.ca.gov

**SUBJECT:** Continued Deliberation on a Diversity Policy for Fair Share Adjustments

## RECOMMENDED ACTION:

Staff recommends a diversity policy with a Fair Share policy adjustment as discussed below.

## SUMMARY:

At its last meeting, the CEHD subcommittee discussed Fair Share Diversity Policy Options. The item was continued to today's meeting with direction to staff that it consult with the Planning and Policy Technical Advisory Committee (TAC) prior to the subcommittee taking action on the matter.

As part of staff's consultation with the TAC, there was a lengthy discussion regarding implementing the housing cost factor based upon the direction made by the Subcommittee at the last meeting. Attached are a summary of current housing cost and vacancy trends for metro areas in the region, which includes a scatter plot of housing costs related to vacancy rates, and a summary of vacancy rate options discussed at the TAC meeting on October 16, 2006 (Attachment 1). As a result of the meeting with TAC, the housing stock approach that adjusts future construction need as recommended by staff and TAC is as follows:

Assign more housing to high housing cost jurisdictions relative to lower cost jurisdictions based on effective vacancy rate differentials. For example, the TAC discussed using the weighted effective regional vacancy rate of 3.5% (HCD Low scenario) across all jurisdictions to adjust the future vacant unit need, with special adjustments for impacted communities with a high concentration of low income households. For these communities the lower of the Census vacancy rate or the ideal 3.5% effective vacancy rate will be used (Attachment 2). Collectively, this housing stock adjustment will modestly adjust upward housing stock in low vacancy, high housing cost communities versus other jurisdictions based on an ideal healthy market vacancy adjustment consistent with the State HCD low scenario, which assumes an ownership vacancy rate of 2.3% and a renter vacancy rate of 5% (Attachment 3).

There would be no adjustments to the existing housing stock. Household growth between 2005 and 2014 would be approximately 678,873 and using a regional ideal vacancy rate of 3.5% results in an upward housing stock adjustment of 24,795 vacant units. Total future construction need before replacement housing need is factored in equals 703,495 units.

Because of the lengthy discussion on the housing stock approach, the TAC did not discuss the fair share policies. However, staff continued to study the local median income approach approved by the Subcommittee at the last meeting in relation to fair share policies. This has resulted in a housing diversity goal approach setting a Fair Share policy for local affordable housing goals as follows:

1. Set affordable housing diversity goals by applying a fair share adjustment based on the local median income as a way to sum local goals and compare them to the county median income defined categories for very low, low, moderate and above moderate income categories. For instance, a high housing cost, high income community with a \$100,000 median income may

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have a very low income percentage goal of 20% based on its local median income. When the county median income of say \$50,000 is used to set the income categories, the very low income affordable housing percentage goal would be 15%. This approach increases fair share diversity goals in high income, high housing cost jurisdictions. Conversely, a low income community may have a 25% very low income percentage target for affordable housing based on its modest, local median income but when the higher county median income is applied, the income category for very low income households increases to 33%. This approach helps avoid the further concentration of very low income households in jurisdictions where they are now concentrated by defining income categories based on local rather county median income levels (Attachment 4).

When you start with the existing county income distribution, impacted communities will have a higher proportion of lower income households in affordable categories because their local median household income is lower than the county or regional median. Thus, they must plan for proportionately more affordable housing, while wealthy communities with higher than the county or regional average will plan for less. This relays to the comment from the last subcommittee meeting regarding "institutionalizing" lower or higher income communities.

Using a local median income reduces affordable housing targets in lower income communities and in this way serves broader county based, regional fair share goals. Wealthy communities are also provided a broader local income distribution band for very low and low income categories so that even moderate and middle income housing needs can be folded into "affordable" categories. Collectively, local jurisdiction diversity goals using the local median income sum up to the county median income defined categories for very low, low, moderate and above moderate income.

As stated in the last meeting, this approach appears to be consistent with existing State Law in that the approach still leads to an ultimate comparison to the county median which is what is required in state law. We also have found since the last Subcommittee meeting that in contrast to what we reported last week, that there would not be a short fall of nearly 9,000 affordable units. Instead, the gap is approximately 1,200 units, which is relatively minor in relation to total projected construction need of 733,000 units to date. Through all this we have still defined the income categories as very low, low, moderate and above moderate using a congruent standard at the county level. However, we have taken local differences into account and have attempted to assign units broadly to income categories where housing is currently needed from a "house your own" perspective. This approach would also obviate the need for a discussion regarding an appropriate percentage rate at which localities move to the county income distribution.

As this matter was not previously discussed with the TAC, staff intends to discuss it with the TAC prior to today's Subcommittee meeting and will provide an oral report regarding this discussion. For now, staff recommends that the Subcommittee approve this housing diversity goal approach setting a Fair Share policy for local affordable housing goals.

## BACKGROUND:

AB 2158 (Lowenthal) reformed the existing housing needs process in 2004. The state housing law now requires that a fair share distribution of regional housing need between or within counties shall consider specific factors in its housing need methodology and allocation plan. The factors are listed in the statute and require each COG to include in its development of a distribution methodology each member jurisdiction's

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existing jobs-housing balance, opportunities and constraints to housing development facing member jurisdictions (including lack of water or sewer capacity, land availability, land protected from urban development under state and federal programs, and county policies to protect farmland), the distribution of household growth assumed for purposes of regional transportation plans, market demand for housing, agreements between counties and cities to direct growth, loss of units in assisted housing developments, high housing costs burdens, and farm worker housing needs, and to explain in writing how each of these factors was incorporated into the methodology. The housing statute also prohibits any ordinance, policy, voter-approved measure that directly or indirectly limits residential building permits from serving as a justification for a reduction in the jurisdiction's allocation.

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## **Vacancy and Housing Cost Trends SCAG Region Metro Areas October 2006**

### **Orange County:**

**Vacancy:** Renter demand for apartment properties will remain high, allowing owners to fill new units. Vacancy will decline 10 basis points in the second half of the year and end the year unchanged at 3.2 percent.

**Asking Rents:** The widening gap between renting and owning and the limited availability of new properties will allow owners to generate robust rent growth throughout the second half of the year. Asking rents are expected to gain 6.7 percent to \$1,459 per month by year end, while effective rents will also post a 6.7 percent increase to \$1,420 per month.

**Housing Cost - Median home prices** in Orange County continue to rise. Through the second quarter of 2006, the median-priced home had gained 8.1 percent in the past 12 months to \$737,500. During the same time period, median household income increased only 4.2 percent.

### **Los Angeles County**

**Vacancy:** With the cost of homeownership well out of reach for a growing share of residents, the renter pool will continue to expand. Vacancy is expected to end the year at 3 percent, 10 basis points lower than the rate at the end of 2005.

**Asking Rents:** Tight market conditions are allowing owners to raise rents at an accelerated pace. By year end, the average asking rent is expected to reach \$1,360 per month, up 6.7 percent from 2005, while the average effective rent posts a similar gain to \$1,320 per month.

**Housing Cost Outlook:** Tight conditions are allowing owners to raise rents at an accelerated pace. By year end, asking rents are expected to hit \$1,360 per month, up 6.7 percent from 2005, while effective rents posts a similar gain to \$1,320 per month. The median price for a single-family home is approximately \$540,000 in Los Angeles County. Given the median household income is currently \$50,000 per year, only 16 percent of the population can afford to buy the median priced home using a traditional fixed-rate mortgage.

### **Inland Empire**

**Vacancy:** While developers are adding a significant amount of new inventory this year, renter demand remains strong, which will keep rental vacancy at 4.6 percent at year end,

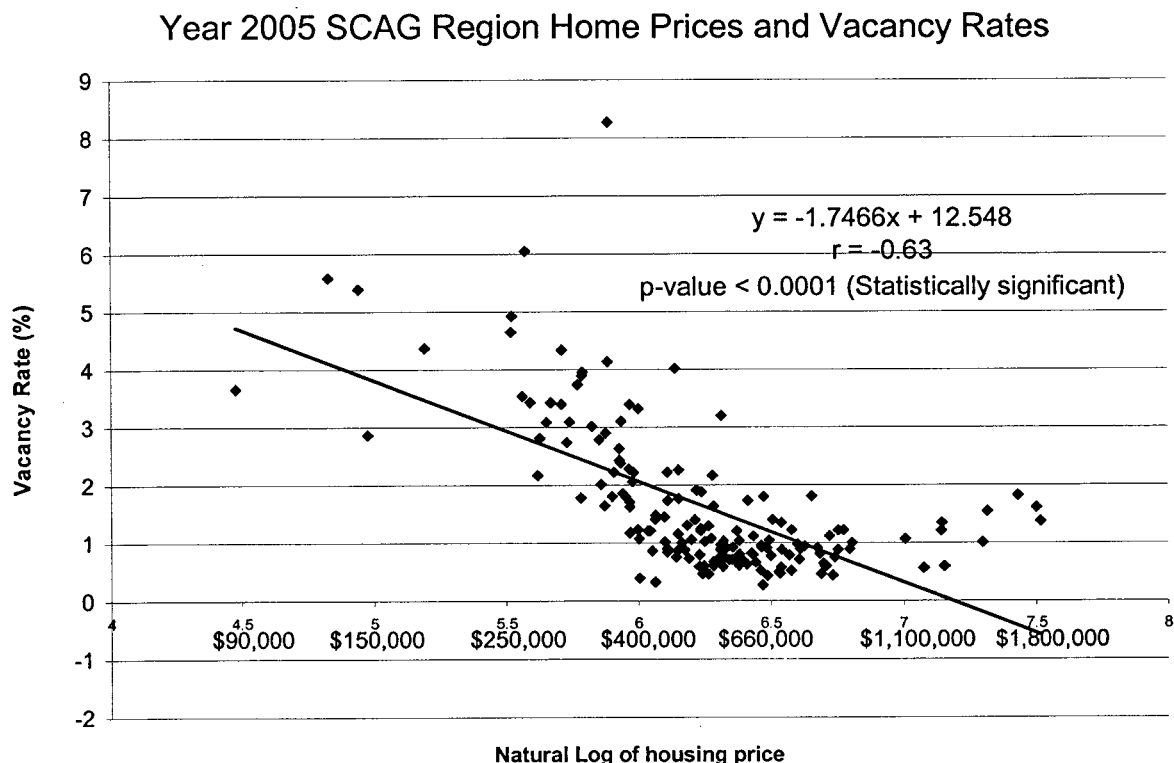
the same rate posted at year-end 2005. Despite a rise in owner vacancy, owners continue to realize revenue gains. Average revenues are up 5.9 percent from one year ago.

**Asking Rents:** The delivery of new Class A units is contributing to marketwide rent growth. In 2006, asking rents are forecast to increase 6.5 percent to \$1,039 per month, while effective rents will gain 6.3 percent to \$1,012 per month. Declining home affordability and elevated rents at newer properties are pushing rents higher. Asking rents increased 6.5 percent over the past 12 months to \$1,006 per month, while effective rents gained 6.4 percent to \$978 per month. Effective rents are forecast to increase to \$1,012 per month in the third quarter.

**Housing Cost:** The median home price gained 3.3 percent in the first half of the year and is up 13 percent in the past 12 months to \$411,000. Meanwhile, incomes have risen 1.3 percent during the past six months and 4.1 percent over the past year.

### Home Prices and Owner Vacancy Rates

Below is a Scatter Plot of median home values and census 2000 ownership vacancy rates.



Source: Data Quick and 2000Census

Source: Marcus & Millichap Real Estate Investment Brokerage, October 2006

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# Analysis of Regional Housing Needs (2005-2014) at the Jurisdictional Level: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Ideal Vacancy Needs (2.3% for Owners, 5% for Renters)

*Draft*

COUNTY	Population 2005	Households 2005	Households 2014	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Ideal		Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
						Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)			
Imperial	164,103	45,179	59,841	14,662	286	2.3%	5.0%	58.3%	522	15,470
Los Angeles	10,205,995	3,212,416	3,501,171	288,755	20,476	2.3%	5.0%	47.9%	11,617	320,848
Orange	3,059,695	980,717	1,042,008	61,291	3,416	2.3%	5.0%	61.4%	2,140	66,847
Riverside	1,920,821	612,350	785,979	173,629	1,754	2.3%	5.0%	68.9%	5,683	181,065
San Bernardino	1,971,318	576,268	689,595	113,327	3,375	2.3%	5.0%	64.5%	3,917	120,619
Ventura	814,055	259,993	287,202	27,209	354	2.3%	5.0%	67.6%	917	28,480
SCAG	18,135,985	5,686,923	6,365,795	678,873	29,661	2.3%	5.0%	54.8%	24,795	733,329

COUNTY	Population 2005	Households 2005	Households 2014	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Ideal		Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
						Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)			
Imperial	164,103	45,179	59,841	14,662	286	2.3%	5.0%	58.3%	522	15,470
Los Angeles	574,077	173,878	244,565	70,687	660	2.3%	5.0%	68.0%	2,384	73,731
Los Angeles	4,037,549	1,325,600	1,434,280	108,680	9,230	2.3%	5.0%	38.9%	4,872	122,781
Los Angeles	354,330	128,970	135,425	6,455	1,129	2.3%	5.0%	44.2%	302	7,887
Los Angeles	1,928,398	557,600	610,349	52,749	3,469	2.3%	5.0%	58.1%	1,969	58,187
Los Angeles	233,893	114,420	117,157	2,737	580	2.3%	5.0%	37.3%	131	3,448
Los Angeles	891,215	302,066	315,282	13,216	3,462	2.3%	5.0%	53.0%	626	17,304
Los Angeles	2,094,265	577,977	609,174	31,197	1,858	2.3%	5.0%	51.6%	1,234	34,288
Los Angeles	92,268	31,905	34,938	3,033	88	2.3%	5.0%	77.0%	100	3,221
Orange	3,059,695	980,717	1,042,008	61,291	3,416	2.3%	5.0%	61.4%	2,140	66,847
Riverside	1,478,144	459,968	591,563	131,595	1,045	2.3%	5.0%	69.4%	4,272	136,912
Riverside	442,676	152,382	194,416	42,033	709	2.3%	5.0%	67.1%	1,411	44,153
San Bernardino	1,971,318	576,268	689,595	113,327	3,375	2.3%	5.0%	64.5%	3,917	120,619
Ventura	814,055	259,993	287,202	27,209	354	2.3%	5.0%	67.6%	917	28,480
SCAG	18,135,985	5,686,923	6,365,795	678,873	29,661	2.3%	5.0%	54.8%	24,795	733,329

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# Analysis of Regional Housing Needs (2005-2014) at the Jurisdictional Level: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Ideal Vacancy Needs (2.3% for Owners, 5% for Renters)

*Draft*

Draft

COUNTY	NEWSR	CITY	Population 2005	Household 2005	Household 2014	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Ideal		Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
								Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)			
Imperial	Imperial Valley	Brawley city	24,751	7,421	10,665	3,245	66	2.3%	5.0%	53.5%	123	3,433
Imperial	Imperial Valley	Calexico city	36,485	9,136	11,744	2,609	54	2.3%	5.0%	55.2%	97	2,760
Imperial	Imperial Valley	Calipatria city	7,864	1,007	1,203	196	2	2.3%	5.0%	60.4%	7	205
Imperial	Imperial Valley	El Centro city	41,492	12,512	14,513	2,001	68	2.3%	5.0%	50.2%	79	2,148
Imperial	Imperial Valley	Holtville city	5,792	1,608	1,834	226	9	2.3%	5.0%	63.7%	8	243
Imperial	Imperial Valley	Imperial city	9,848	2,997	6,638	3,641	6	2.3%	5.0%	71.4%	116	3,763
Imperial	Imperial Valley	Westmorland city	2,408	704	946	243	4	2.3%	5.0%	50.7%	9	256
Imperial	Imperial Valley	Unincorporated	35,464	9,798	12,299	2,501	77	2.3%	5.0%	70.4%	83	2,661
Los Angel	North Los Ange	Lancaster city	135,672	41,924	54,752	12,828	375	2.3%	5.0%	61.4%	459	13,663
Los Angel	North Los Ange	Palmdale city	138,423	38,893	56,642	17,749	171	2.3%	5.0%	71.0%	573	18,493
Los Angel	North Los Ange	Santa Clarita city	167,185	53,730	62,997	9,267	6	2.3%	5.0%	74.7%	286	9,560
Los Angel	North Los Ange	Unincorporated	132,797	39,331	70,173	30,842	108	2.3%	5.0%	62.6%	1065	32,015
Los Angel	City Of Los Ange	Los Angeles city	3,955,393	1,306,079	1,413,158	107,079	9,165	2.3%	5.0%	38.6%	4814	121,058
Los Angel	City Of Los Ange	San Fernando city	24,922	5,836	6,080	245	27	2.3%	5.0%	53.9%	10	282
Los Angel	City Of Los Ange	Unincorporated	57,234	13,685	15,041	1,356	38	2.3%	5.0%	62.6%	48	1,441
Los Angel	Arroyo Verdugo	Burbank city	106,493	42,216	45,525	3,309	457	2.3%	5.0%	43.5%	151	3,916
Los Angel	Arroyo Verdugo	Glendale city	206,047	72,551	75,153	2,603	538	2.3%	5.0%	38.4%	130	3,271
Los Angel	Arroyo Verdugo	Flintridge city	21,395	6,900	7,021	121	114	2.3%	5.0%	90.1%	6	241
Los Angel	Arroyo Verdugo	Unincorporated	20,395	7,304	7,727	423	20	2.3%	5.0%	62.6%	15	459
Los Angel	San Gabriel Va	Alhambra city	89,679	29,222	31,339	2,117	110	2.3%	5.0%	39.2%	92	2,319
Los Angel	San Gabriel Va	Arcadia city	56,067	19,343	20,613	1,270	853	2.3%	5.0%	62.3%	73	2,196
Los Angel	San Gabriel Va	Azusa city	48,272	12,987	14,125	1,139	11	2.3%	5.0%	50.5%	44	1,193
Los Angel	San Gabriel Va	Baldwin Park city	80,865	17,286	17,881	595	143	2.3%	5.0%	61.0%	26	764
Los Angel	San Gabriel Va	Bradbury city	943	300	330	31	4	2.3%	5.0%	91.5%	1	36
Los Angel	San Gabriel Va	Claremont city	36,530	11,628	12,052	424	38	2.3%	5.0%	66.7%	15	478
Los Angel	San Gabriel Va	Covina city	49,325	16,078	18,062	1,984	22	2.3%	5.0%	58.4%	71	2,077
Los Angel	San Gabriel Va	Diamond Bar city	59,659	17,876	19,193	1,317	0	2.3%	5.0%	82.6%	38	1,355
Los Angel	San Gabriel Va	Duarte city	22,851	6,751	7,115	365	96	2.3%	5.0%	71.0%	15	476
Los Angel	San Gabriel Va	El Monte city	125,219	27,910	30,242	2,333	240	2.3%	5.0%	41.0%	105	2,678
Los Angel	San Gabriel Va	Glendora city	52,133	16,967	17,822	855	45	2.3%	5.0%	73.6%	28	928
Los Angel	San Gabriel Va	Industry city	801	121	121	0	6	2.3%	5.0%	39.7%	0	6
Los Angel	San Gabriel Va	Inwindale city	1,526	368	435	68	5	2.3%	5.0%	63.3%	2	75
Los Angel	San Gabriel Va	La Puente city	43,132	9,495	10,693	1,198	8	2.3%	5.0%	60.9%	42	1,248

# Analysis of Regional Housing Needs (2005-2014) at the Jurisdictional Level: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Ideal Vacancy Needs (2.3% for Owners, 5% for Renters)

*Draft*

COUNTY	NEWSR	CITY	Population 2005	Household 2005	Household 2014	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Ideal Owner Vacancy Rate (2.3%)	Ideal Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
Los Angeles	San Gabriel Valley	La Verne city	33,298	11,144	13,376	2,232	179	2.3%	5.0%	77.5%	73	2,484
Los Angeles	San Gabriel Valley	Monrovia city	38,961	13,615	14,041	427	130	2.3%	5.0%	47.9%	22	578
Los Angeles	San Gabriel Valley	Montebello city	65,353	18,934	19,531	597	16	2.3%	5.0%	47.5%	24	636
Los Angeles	San Gabriel Valley	Monterey Park city	64,309	20,022	21,181	1,160	258	2.3%	5.0%	54.0%	52	1,470
Los Angeles	San Gabriel Valley	Pasadena city	145,726	54,004	56,778	2,774	95	2.3%	5.0%	45.8%	113	2,982
Los Angeles	San Gabriel Valley	Pomona city	160,853	38,832	43,135	4,304	23	2.3%	5.0%	57.3%	156	4,482
Los Angeles	San Gabriel Valley	Rosemead city	56,998	14,169	14,803	634	164	2.3%	5.0%	48.8%	31	829
Los Angeles	San Gabriel Valley	San Dimas city	36,828	12,256	15,831	3,575	21	2.3%	5.0%	73.7%	112	3,709
Los Angeles	San Gabriel Valley	San Gabriel city	42,223	12,769	14,248	1,479	127	2.3%	5.0%	47.6%	62	1,669
Los Angeles	San Gabriel Valley	San Marino city	13,538	4,282	4,284	2	25	2.3%	5.0%	91.6%	1	28
Los Angeles	San Gabriel Valley	Sierra Madre city	11,045	4,770	4,964	194	23	2.3%	5.0%	62.6%	7	225
Los Angeles	San Gabriel Valley	South El Monte city	22,297	4,654	4,833	179	19	2.3%	5.0%	49.0%	8	206
Los Angeles	San Gabriel Valley	South Pasadena city	25,654	10,579	10,723	144	24	2.3%	5.0%	44.1%	7	175
Los Angeles	San Gabriel Valley	Temple City city	35,453	11,516	12,108	592	477	2.3%	5.0%	63.1%	37	1,106
Los Angeles	San Gabriel Valley	Walnut city	31,929	8,398	9,339	941	9	2.3%	5.0%	88.9%	25	976
Los Angeles	San Gabriel Valley	West Covina city	112,104	32,029	35,567	3,538	25	2.3%	5.0%	66.5%	119	3,682
Los Angeles	San Gabriel Valley	Unincorporated	364,836	99,301	115,582	16,281	273	2.3%	5.0%	62.6%	570	17,124
Los Angeles	Westside Cities	Beverly Hills city	35,784	15,214	15,516	302	125	2.3%	5.0%	43.4%	17	444
Los Angeles	Westside Cities	Culver City city	40,650	16,629	17,100	471	10	2.3%	5.0%	54.4%	18	499
Los Angeles	Westside Cities	Santa Monica city	90,714	45,917	46,206	290	351	2.3%	5.0%	29.8%	28	669
Los Angeles	Westside Cities	West Hollywood city	37,678	23,415	23,939	524	58	2.3%	5.0%	21.6%	27	609
Los Angeles	Westside Cities	Unincorporated	29,068	13,246	14,395	1,149	36	2.3%	5.0%	62.6%	41	1,226
Los Angeles	South Bay Cities	Carson city	97,864	25,685	27,430	1,745	35	2.3%	5.0%	77.9%	53	1,833
Los Angeles	South Bay Cities	El Segundo city	16,944	7,129	7,295	166	44	2.3%	5.0%	41.6%	9	219
Los Angeles	South Bay Cities	Gardena city	61,288	20,623	22,722	2,100	48	2.3%	5.0%	47.3%	83	2,231
Los Angeles	South Bay Cities	Hawthorne city	88,360	28,647	29,519	873	29	2.3%	5.0%	25.9%	41	942
Los Angeles	South Bay Cities	Hermosa Beach city	19,463	9,491	9,491	0	552	2.3%	5.0%	42.9%	22	574
Los Angeles	South Bay Cities	Inglewood city	117,789	36,806	38,866	2,060	430	2.3%	5.0%	36.3%	105	2,594
Los Angeles	South Bay Cities	Lawndale city	33,302	9,587	9,994	407	62	2.3%	5.0%	33.2%	20	489
Los Angeles	South Bay Cities	Lomita city	21,064	8,049	8,320	272	60	2.3%	5.0%	46.7%	13	345
Los Angeles	South Bay Cities	Manhattan Beach city	36,563	14,943	14,987	45	835	2.3%	5.0%	65.1%	30	909
Los Angeles	South Bay Cities	Verdes Estates city	14,083	5,060	5,074	14	66	2.3%	5.0%	90.5%	2	82
Los Angeles	South Bay Cities	Palos Verdes city	43,130	15,357	15,664	307	0	2.3%	5.0%	81.6%	9	315

# Analysis of Regional Housing Needs (2005-2014) at the Jurisdictional Level: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Ideal Vacancy Needs (2.3% for Owners, 5% for Renters)

*Draft*

COUNTY	NEWSR	CITY	Population 2005	Household 2005	Household 2014	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Ideal Owner Vacancy Rate (2.3%)	Ideal Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
Los Angeles	South Bay City	Redondo Beach city	67,019	28,914	30,972	2,058	902	2.3%	5.0%	49.5%	113	3,073
Los Angeles	South Bay City	Rolling Hills city	1,970	652	662	10	13	2.3%	5.0%	95.3%	1	24
Los Angeles	South Bay City	Citelling Hills Estates city	8,109	2,847	2,863	16	10	2.3%	5.0%	91.1%	1	27
Los Angeles	South Bay City	Torrance city	146,820	55,504	57,094	1,590	286	2.3%	5.0%	56.0%	68	1,945
Los Angeles	South Bay City	Unincorporated	117,449	32,775	34,329	1,554	90	2.3%	5.0%	62.6%	57	1,701
Los Angeles	Gateway Cities	Artesia city	17,354	4,534	4,660	126	38	2.3%	5.0%	56.4%	6	170
Los Angeles	Gateway Cities	Avalon city	3,488	1,222	1,441	220	21	2.3%	5.0%	27.6%	11	251
Los Angeles	Gateway Cities	Bell city	38,776	9,018	9,062	44	9	2.3%	5.0%	30.9%	2	55
Los Angeles	Gateway Cities	Bellflower city	77,046	23,610	24,453	843	185	2.3%	5.0%	40.3%	42	1,070
Los Angeles	Gateway Cities	Bell Gardens city	46,040	9,455	9,490	35	84	2.3%	5.0%	23.8%	5	125
Los Angeles	Gateway Cities	Cerritos city	54,790	15,647	15,740	93	3	2.3%	5.0%	83.5%	3	98
Los Angeles	Gateway Cities	Commerce city	13,432	3,331	3,380	49	13	2.3%	5.0%	47.4%	2	65
Los Angeles	Gateway Cities	Compton city	98,582	22,499	22,511	12	58	2.3%	5.0%	56.3%	3	72
Los Angeles	Gateway Cities	Cudahy city	25,673	5,491	5,826	335	50	2.3%	5.0%	17.4%	18	404
Los Angeles	Gateway Cities	Downey city	113,001	34,217	35,166	950	115	2.3%	5.0%	51.8%	40	1,105
Los Angeles	Gateway Cities	Gardens city	15,813	3,586	3,722	137	11	2.3%	5.0%	45.1%	6	154
Los Angeles	Gateway Cities	Huntington Park city	64,574	14,945	15,880	935	50	2.3%	5.0%	27.4%	44	1,029
Los Angeles	Gateway Cities	Habra Heights city	6,133	1,945	2,314	370	8	2.3%	5.0%	94.2%	10	387
Los Angeles	Gateway Cities	Lakewood city	83,231	26,913	27,580	668	17	2.3%	5.0%	72.0%	22	707
Los Angeles	Gateway Cities	La Mirada city	49,991	14,839	17,430	2,591	73	2.3%	5.0%	82.0%	77	2,741
Los Angeles	Gateway Cities	Long Beach city	489,427	165,359	175,891	10,532	477	2.3%	5.0%	41.0%	448	11,457
Los Angeles	Gateway Cities	Lynwood city	72,916	14,375	14,679	304	155	2.3%	5.0%	47.1%	18	477
Los Angeles	Gateway Cities	Maywood city	29,481	6,489	6,490	1	22	2.3%	5.0%	29.4%	1	24
Los Angeles	Gateway Cities	Norwalk city	109,607	27,127	27,411	284	45	2.3%	5.0%	65.8%	11	340
Los Angeles	Gateway Cities	Paramount city	57,784	13,959	15,147	1,189	70	2.3%	5.0%	42.9%	51	1,309
Los Angeles	Gateway Cities	Pico Rivera city	66,934	16,607	17,595	988	7	2.3%	5.0%	70.4%	32	1,027
Los Angeles	Gateway Cities	Santa Fe Springs city	17,771	5,004	5,434	430	11	2.3%	5.0%	62.9%	15	456
Los Angeles	Gateway Cities	Signal Hill city	10,986	4,078	4,303	225	49	2.3%	5.0%	47.0%	11	285
Los Angeles	Gateway Cities	South Gate city	101,602	23,380	24,947	1,568	32	2.3%	5.0%	46.9%	62	1,662
Los Angeles	Gateway Cities	Vernon city	95	25	25	0	0	2.3%	5.0%	16.0%	0	0
Los Angeles	Gateway Cities	Whittier city	86,789	28,287	29,492	1,205	29	2.3%	5.0%	57.8%	44	1,279
Los Angeles	Gateway Cities	Unincorporated	342,956	82,041	89,105	7,064	226	2.3%	5.0%	62.6%	251	7,541
Los Angeles	Las Virgenes	Agoura Hills city	23,211	7,424	7,531	108	1	2.3%	5.0%	83.8%	3	112

# Analysis of Regional Housing Needs (2005-2014) at the Jurisdictional Level: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Ideal Vacancy Needs (2.3% for Owners, 5% for Renters)

*Draft*

COUNTY NEWSR	CITY	Population 2005	Household 2005	Household 2014	Household Growth (2005-2014)	Total Replacement Needs:		Ideal Owner		Ideal Renter		Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
						2005-2014	2005-2014	Vacancy Rate (2.3%)	Vacancy Rate (2.3%)	Vacancy Rate (5%)	Vacancy Rate (5%)			
Los Angeles	Calabasas city	23,186	8,148	8,992	844	1	1	2.3%	2.3%	5.0%	5.0%	80.6%	25	870
Los Angeles	Hidden Hills city	2,031	588	609	21	14	14	2.3%	2.3%	5.0%	5.0%	96.5%	1	36
Los Angeles	Malibu city	13,643	5,335	5,715	380	51	51	2.3%	2.3%	5.0%	5.0%	72.8%	14	445
Los Angeles	Westlake Village city	8,857	3,306	3,355	49	1	1	2.3%	2.3%	5.0%	5.0%	87.8%	1	52
Los Angeles	Unincorporated	21,341	7,105	8,735	1,630	20	20	2.3%	2.3%	5.0%	5.0%	62.6%	57	1,706
Orange	Aliso Viejo city	44,889	17,470	18,800	1,330	0	0	2.3%	2.3%	5.0%	5.0%	66.4%	44	1,374
Orange	Anaheim city	342,109	98,280	101,148	2,868	190	190	2.3%	2.3%	5.0%	5.0%	50.0%	116	3,174
Orange	Brea city	39,501	14,186	15,593	1,408	41	41	2.3%	2.3%	5.0%	5.0%	64.2%	49	1,498
Orange	Buena Park city	81,064	23,438	24,310	872	62	62	2.3%	2.3%	5.0%	5.0%	57.1%	34	967
Orange	Costa Mesa city	113,088	39,716	41,178	1,462	82	82	2.3%	2.3%	5.0%	5.0%	40.5%	63	1,607
Orange	Cypress city	48,771	16,077	16,725	648	40	40	2.3%	2.3%	5.0%	5.0%	69.4%	22	710
Orange	Dana Point city	36,651	14,663	15,144	481	120	120	2.3%	2.3%	5.0%	5.0%	62.0%	21	622
Orange	Fountain Valley city	57,277	18,384	19,064	680	11	11	2.3%	2.3%	5.0%	5.0%	74.7%	21	713
Orange	Fullerton city	135,811	45,571	47,457	1,886	66	66	2.3%	2.3%	5.0%	5.0%	53.9%	72	2,024
Orange	Garden Grove city	171,598	46,221	47,159	939	49	49	2.3%	2.3%	5.0%	5.0%	59.6%	35	1,023
Orange	Long Beach city	200,512	75,678	77,877	2,199	68	68	2.3%	2.3%	5.0%	5.0%	60.6%	79	2,347
Orange	Irvine city	188,621	66,526	72,093	5,567	0	0	2.3%	2.3%	5.0%	5.0%	60.0%	196	5,763
Orange	Laguna Beach city	24,921	11,745	12,242	497	55	55	2.3%	2.3%	5.0%	5.0%	60.1%	19	572
Orange	Laguna Hills city	33,180	10,800	11,052	252	3	3	2.3%	2.3%	5.0%	5.0%	75.2%	8	263
Orange	Laguna Niguel city	66,033	24,065	24,554	489	53	53	2.3%	2.3%	5.0%	5.0%	75.0%	17	559
Orange	Laguna Woods city	18,320	12,591	12,807	216	0	0	2.3%	2.3%	5.0%	5.0%	84.9%	6	222
Orange	La Habra city	61,670	19,252	19,415	163	6	6	2.3%	2.3%	5.0%	5.0%	56.6%	6	176
Orange	Lake Forest city	77,800	25,712	26,028	317	2	2	2.3%	2.3%	5.0%	5.0%	72.0%	10	329
Orange	La Palma city	16,069	5,043	5,100	57	1	1	2.3%	2.3%	5.0%	5.0%	74.1%	2	60
Orange	Los Alamitos city	11,982	4,290	4,338	48	19	19	2.3%	2.3%	5.0%	5.0%	45.2%	3	69
Orange	Mission Viejo city	97,923	33,166	33,833	667	1	1	2.3%	2.3%	5.0%	5.0%	81.4%	19	688
Orange	Newport Beach city	83,093	37,638	40,746	3,108	831	831	2.3%	2.3%	5.0%	5.0%	55.7%	144	4,082
Orange	Orange city	137,565	42,524	43,860	1,336	62	62	2.3%	2.3%	5.0%	5.0%	62.6%	48	1,446
Orange	Placentia city	50,689	15,933	16,567	635	17	17	2.3%	2.3%	5.0%	5.0%	69.0%	21	673
Orange	Santa Margarita city	49,101	16,416	16,751	335	6	6	2.3%	2.3%	5.0%	5.0%	78.3%	10	352
Orange	San Clemente city	65,692	24,813	26,737	1,924	0	0	2.3%	2.3%	5.0%	5.0%	62.4%	66	1,990
Orange	San Juan Capistrano city	36,012	11,300	11,747	447	2	2	2.3%	2.3%	5.0%	5.0%	78.9%	13	463
Orange	Santa Ana city	350,889	73,657	74,720	1,064	177	177	2.3%	2.3%	5.0%	5.0%	49.3%	48	1,289

# Analysis of Regional Housing Needs (2005-2014) at the Jurisdictional Level: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Ideal Vacancy Needs (2.3% for Owners, 5% for Renters)

*Draft*

COUNTY	NEWSR	CITY	Population 2005	Household 2005	Household 2014	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Ideal			Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
								Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)				
Orange	Orange County	Seal Beach city	25,271	13,246	13,699	453	64	2.3%	5.0%		76.4%	16	533
Orange	Orange County	Stanton city	38,717	10,830	12,255	1,425	12	2.3%	5.0%		48.9%	55	1,492
Orange	Orange County	Tustin city	71,192	24,417	25,787	1,370	1,067	2.3%	5.0%		49.6%	93	2,530
Orange	Orange County	Villa Park city	6,213	1,962	1,989	27	2	2.3%	5.0%		97.1%	1	30
Orange	Orange County	Westminster city	92,174	26,807	27,184	377	20	2.3%	5.0%		60.2%	14	411
Orange	Orange County	Yorba Linda city	66,088	20,979	22,573	1,594	52	2.3%	5.0%		84.7%	46	1,692
Orange	Orange County	Unincorporated	119,216	37,329	61,476	24,148	235	2.3%	5.0%		79.2%	721	25,104
Riverside	Western Rivers	Banning city	28,129	10,480	13,008	2,528	47	2.3%	5.0%		72.0%	82	2,657
Riverside	Western Rivers	Beaumont city	21,125	7,072	14,293	7,221	22	2.3%	5.0%		54.0%	267	7,511
Riverside	Western Rivers	Calimesa city	7,449	3,033	5,720	2,687	8	2.3%	5.0%		83.0%	77	2,772
Riverside	Western Rivers	Canyon Lake city	10,960	3,910	4,152	242	1	2.3%	5.0%		88.1%	7	250
Riverside	Western Rivers	Corona city	144,827	42,745	45,612	2,867	91	2.3%	5.0%		67.5%	98	3,055
Riverside	Western Rivers	Hemet city	68,209	28,606	46,448	17,843	31	2.3%	5.0%		64.6%	605	18,479
Riverside	Western Rivers	Lake Elsinore city	39,637	11,796	16,308	4,512	78	2.3%	5.0%		64.6%	155	4,746
Riverside	Western Rivers	Moreno Valley city	170,475	45,886	53,172	7,286	89	2.3%	5.0%		71.1%	236	7,611
Riverside	Western Rivers	Murrieta city	89,291	28,847	38,280	9,433	27	2.3%	5.0%		79.7%	279	9,739
Riverside	Western Rivers	Norco city	27,055	6,919	7,872	953	21	2.3%	5.0%		82.3%	28	1,002
Riverside	Western Rivers	Perris city	46,010	11,972	16,857	4,885	21	2.3%	5.0%		68.1%	161	5,067
Riverside	Western Rivers	Riverside city	287,571	89,914	106,162	16,248	279	2.3%	5.0%		56.6%	597	17,125
Riverside	Western Rivers	San Jacinto city	29,842	10,184	12,824	2,641	24	2.3%	5.0%		71.0%	85	2,750
Riverside	Western Rivers	Temecula city	83,463	25,532	30,035	4,503	14	2.3%	5.0%		73.4%	141	4,659
Riverside	Western Rivers	Unincorporated	424,105	133,075	180,820	47,745	292	2.3%	5.0%		76.8%	1455	49,491
Riverside	Coachella Valle	Blythe city	22,134	4,443	5,455	1,012	150	2.3%	5.0%		56.9%	42	1,204
Riverside	Coachella Valle	Cathedral City city	51,019	16,340	22,828	6,489	199	2.3%	5.0%		65.2%	225	6,913
Riverside	Coachella Valle	Coachella city	33,086	6,824	8,512	1,688	16	2.3%	5.0%		60.9%	60	1,764
Riverside	Coachella Valle	Coachella Valley Hot Springs city	20,759	7,164	11,577	4,414	35	2.3%	5.0%		47.2%	173	4,622
Riverside	Coachella Valle	Indian Wells city	4,838	2,449	3,001	552	14	2.3%	5.0%		88.6%	15	582
Riverside	Coachella Valle	Indio city	69,097	19,110	24,017	4,907	3	2.3%	5.0%		56.2%	178	5,088
Riverside	Coachella Valle	La Quinta city	37,359	12,981	16,156	3,175	68	2.3%	5.0%		81.5%	94	3,337
Riverside	Coachella Valle	Palm Desert city	49,567	22,726	27,325	4,600	55	2.3%	5.0%		66.9%	154	4,809
Riverside	Coachella Valle	Palm Springs city	46,219	21,606	23,705	2,099	26	2.3%	5.0%		60.8%	74	2,200
Riverside	Coachella Valle	Rancho Mirage city	16,596	8,147	11,344	3,197	76	2.3%	5.0%		83.0%	93	3,367
Riverside	Coachella Valle	Unincorporated	92,005	30,596	40,495	9,899	67	2.3%	5.0%		76.8%	302	10,268

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# Analysis of Regional Housing Needs (2005-2014) at the Jurisdictional Level: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Ideal Vacancy Needs (2.3% for Owners, 5% for Renters)

*Draft*

COUNTY	NEWSR	CITY	Population 2005	Household 2005	Household 2014	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Ideal Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
San Bern:	SANBAG	Adelanto city	24,156	6,107	9,147	3,041	54	2.3%	5.0%	63.8%	105	3,200
San Bern:	SANBAG	Apple Valley town	65,758	21,277	27,874	6,598	30	2.3%	5.0%	70.0%	214	6,842
San Bern:	SANBAG	Barstow city	23,602	8,123	10,249	2,127	39	2.3%	5.0%	54.1%	80	2,246
San Bern:	SANBAG	Big Bear Lake city	6,173	2,514	2,941	428	70	2.3%	5.0%	63.0%	17	515
San Bern:	SANBAG	Chino city	77,144	18,558	21,732	3,174	100	2.3%	5.0%	68.7%	107	3,381
San Bern:	SANBAG	Chino Hills city	77,990	22,109	24,302	2,194	4	2.3%	5.0%	84.8%	61	2,259
San Bern:	SANBAG	Colton city	51,769	14,903	19,595	4,692	29	2.3%	5.0%	52.0%	177	4,898
San Bern:	SANBAG	Fontana city	162,936	40,635	51,133	10,498	137	2.3%	5.0%	68.1%	349	10,984
San Bern:	SANBAG	Grand Terrace city	12,401	4,258	4,750	493	5	2.3%	5.0%	65.0%	17	515
San Bern:	SANBAG	Hesperia city	78,283	23,620	36,792	13,173	19	2.3%	5.0%	72.3%	417	13,608
San Bern:	SANBAG	Highland city	51,237	14,632	17,712	3,081	110	2.3%	5.0%	66.6%	106	3,297
San Bern:	SANBAG	Loma Linda city	21,778	8,141	9,956	1,815	9	2.3%	5.0%	38.3%	76	1,900
San Bern:	SANBAG	Montclair city	35,633	8,974	9,372	398	26	2.3%	5.0%	60.6%	15	439
San Bern:	SANBAG	Needles city	5,624	2,134	2,134	0	15	2.3%	5.0%	56.9%	1	16
San Bern:	SANBAG	Ontario city	170,952	44,517	55,737	11,221	170	2.3%	5.0%	57.6%	409	11,800
San Bern:	SANBAG	Richmond city	166,349	50,604	57,096	6,492	67	2.3%	5.0%	70.2%	211	6,770
San Bern:	SANBAG	Redlands city	70,788	24,887	27,294	2,407	59	2.3%	5.0%	60.4%	86	2,553
San Bern:	SANBAG	Rialto city	99,336	25,201	28,086	2,885	30	2.3%	5.0%	68.4%	95	3,010
San Bern:	SANBAG	San Bernardino city	201,052	57,699	60,272	2,574	766	2.3%	5.0%	52.4%	125	3,465
San Bern:	SANBAG	West Covina city	27,443	7,139	8,849	1,710	15	2.3%	5.0%	43.3%	69	1,794
San Bern:	SANBAG	Upland city	73,988	25,101	29,128	4,027	22	2.3%	5.0%	58.9%	144	4,193
San Bern:	SANBAG	Victorville city	90,913	27,110	31,450	4,340	26	2.3%	5.0%	65.1%	147	4,513
San Bern:	SANBAG	Yucaipa city	50,030	17,466	21,078	3,612	86	2.3%	5.0%	74.2%	115	3,813
San Bern:	SANBAG	Yucca Valley town	20,156	7,868	8,597	729	13	2.3%	5.0%	68.0%	24	766
San Bern:	SANBAG	Unincorporated	305,834	92,700	114,317	21,618	1,474	2.3%	5.0%	69.3%	750	23,841
Ventura	Ventura Counc	Camarillo city	63,302	23,385	28,059	4,675	31	2.3%	5.0%	73.5%	147	4,853
Ventura	Ventura Counc	Fillmore city	15,181	4,150	4,727	577	11	2.3%	5.0%	63.2%	20	608
Ventura	Ventura Counc	Moorpark city	35,759	10,131	11,018	888	25	2.3%	5.0%	82.1%	26	939
Ventura	Ventura Counc	Ojai city	8,144	3,169	3,535	366	4	2.3%	5.0%	58.4%	13	383
Ventura	Ventura Counc	Oxnard city	189,162	47,951	54,996	7,045	45	2.3%	5.0%	57.3%	255	7,345
Ventura	Ventura Counc	Port Hueneme city	22,388	7,416	7,907	492	5	2.3%	5.0%	49.1%	19	516
Ventura	Ventura Counc	Ventura (Ventura) cit	106,261	40,055	43,302	3,247	57	2.3%	5.0%	58.7%	118	3,422
Ventura	Ventura Counc	Santa Paula city	29,167	8,213	9,983	1,771	21	2.3%	5.0%	57.7%	64	1,856

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**Analysis of Regional Housing Needs (2005-2014) at the Jurisdictional Level: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Ideal Vacancy Needs (2.3% for Owners, 5% for Renters)**

*Draft*

COUNTY NEWSR		CITY	Population 2005	Household 2005	Household 2014	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Ideal Owner		Ideal Renter		Census Ownership Rate (%)	Total Vacancy Needs	Total Housing Needs (2005- 2014)
Ventura	Ventura Counc	Simi Valley city	121,902	39,476	44,361	4,885	52	2.3%	2.3%	5.0%	5.0%	77.6%	148	5,086
Ventura	Ventura Counc	Thousand Oaks city	127,207	45,019	46,036	1,017	23	2.3%	2.3%	5.0%	5.0%	75.3%	32	1,072
Ventura	Ventura Counc	Unincorporated	95,582	31,032	33,279	2,247	80	2.3%	2.3%	5.0%	5.0%	70.9%	74	2,401

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**Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions**

*Draft*

COUNTY	NEWSR	COUNTY	Share of low+ very low income household	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
		Imperial	41.2%		-88
		Los Angeles	40.4%		-2,020
		Orange	39.2%		-294
		Riverside	39.7%		-528
		San Bernardino	39.5%		-5
		Ventura	39.0%		-290
		SCAG	40.0%		-3,224

COUNTY	NEWSR	Share of low+ very low income household	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
Imperial	Imperial County			-88
Los Angeles	North LA			0
Los Angeles	LA City			-1,396
Los Angeles	Arroyo Verdugo			-82
Los Angeles	San Gabriel Valley Assoc.			-260
Los Angeles	Westside Cities			-13
Los Angeles	South Bay Cities Assoc.			-91
Los Angeles	Gateway Cities			-177
Los Angeles	Las Virgenes, Conejo COG			0
Orange	Orange			-294
Riverside	West Riv. COG			-507
Riverside	Coachella Valley COG			-21
San Bernardino	SANBAG			-5
Ventura	Ventura COG			-290
	SCAG			-3,224

# Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions

<i>Draft</i>			Share of low+ very low income household	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
COUNTY	NEWSR	CITY			
Imperial	Imperial Valley Associati	Brawley city	42.8%	1	-17
Imperial	Imperial Valley Associati	Calexico city	45.4%	1	-70
Imperial	Imperial Valley Associati	Calipatria city	43.3%	1	-1
Imperial	Imperial Valley Associati	El Centro city	39.8%	0	0
Imperial	Imperial Valley Associati	Holtville city	36.0%	0	0
Imperial	Imperial Valley Associati	Imperial city	23.0%	0	0
Imperial	Imperial Valley Associati	Westmorland city	52.0%	1	0
Imperial	Imperial Valley Associati	Unincorporated	43.2%	1	0
Los Angeles	North Los Angeles Counl	Lancaster city	41.6%	1	0
Los Angeles	North Los Angeles Counl	Palmdale city	34.9%	0	0
Los Angeles	North Los Angeles Count	Santa Clarita city	20.3%	0	0
Los Angeles	North Los Angeles Counl	Unincorporated	36.9%	0	0
Los Angeles	City Of Los Angeles	Los Angeles city	46.3%	1	-1,390
Los Angeles	City Of Los Angeles	San Fernando city	42.4%	1	-6
Los Angeles	City Of Los Angeles	Unincorporated	36.9%	0	0
Los Angeles	Arroyo Verdugo	Burbank city	34.6%	0	0
Los Angeles	Arroyo Verdugo	Glendale city	40.9%	1	-82
Los Angeles	Arroyo Verdugo	La Canada Flintridge city	12.9%	0	0
Los Angeles	Arroyo Verdugo	Unincorporated	36.9%	0	0
Los Angeles	San Gabriel Valley Assoc	Alhambra city	42.8%	1	-51
Los Angeles	San Gabriel Valley Assoc	Arcadia city	29.3%	0	0
Los Angeles	San Gabriel Valley Assoc	Azusa city	41.8%	1	-13
Los Angeles	San Gabriel Valley Assoc	Baldwin Park city	39.1%	0	0
Los Angeles	San Gabriel Valley Assoc	Bradbury city	13.0%	0	0
Los Angeles	San Gabriel Valley Assoc	Claremont city	25.4%	0	0
Los Angeles	San Gabriel Valley Assoc	Covina city	33.8%	0	0
Los Angeles	San Gabriel Valley Assoc	Diamond Bar city	18.2%	0	0
Los Angeles	San Gabriel Valley Assoc	Duarte city	32.3%	0	0
Los Angeles	San Gabriel Valley Assoc	El Monte city	51.2%	1	-71
Los Angeles	San Gabriel Valley Assoc	Glendora city	24.9%	0	0
Los Angeles	San Gabriel Valley Assoc	Industry city	25.7%	0	0
Los Angeles	San Gabriel Valley Assoc	Irwindale city	38.4%	0	0
Los Angeles	San Gabriel Valley Assoc	La Puente city	40.9%	1	-27
Los Angeles	San Gabriel Valley Assoc	La Verne city	25.6%	0	0
Los Angeles	San Gabriel Valley Assoc	Monrovia city	37.0%	0	0
Los Angeles	San Gabriel Valley Assoc	Montebello city	43.3%	1	-12
Los Angeles	San Gabriel Valley Assoc	Monterey Park city	41.9%	1	-25
Los Angeles	San Gabriel Valley Assoc	Pasadena city	37.4%	0	0
Los Angeles	San Gabriel Valley Assoc	Pomona city	42.4%	1	-39
Los Angeles	San Gabriel Valley Assoc	Rosemead city	46.3%	1	-17
Los Angeles	San Gabriel Valley Assoc	San Dimas city	22.6%	0	0
Los Angeles	San Gabriel Valley Assoc	San Gabriel city	40.0%	0	0
Los Angeles	San Gabriel Valley Assoc	San Marino city	11.7%	0	0
Los Angeles	San Gabriel Valley Assoc	Sierra Madre city	20.3%	0	0
Los Angeles	San Gabriel Valley Assoc	South El Monte city	48.8%	1	-6

# Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions

*Draft*

COUNTY	NEWSR	CITY	Share of low+ very low income household	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
Los Angeles	San Gabriel Valley Assoc	South Pasadena city	27.2%	0	0
Los Angeles	San Gabriel Valley Assoc	Temple City city	32.0%	0	0
Los Angeles	San Gabriel Valley Assoc	Walnut city	16.1%	0	0
Los Angeles	San Gabriel Valley Assoc	West Covina city	28.8%	0	0
Los Angeles	San Gabriel Valley Assoc	Unincorporated	36.9%	0	0
Los Angeles	Westside Cities	Beverly Hills city	25.1%	0	0
Los Angeles	Westside Cities	Culver City city	28.6%	0	0
Los Angeles	Westside Cities	Santa Monica city	34.0%	0	0
Los Angeles	Westside Cities	West Hollywood city	43.5%	1	-13
Los Angeles	Westside Cities	Unincorporated	36.9%	0	0
Los Angeles	South Bay Cities Associa	Carson city	29.9%	0	0
Los Angeles	South Bay Cities Associa	El Segundo city	20.4%	0	0
Los Angeles	South Bay Cities Associa	Gardena city	43.6%	1	-33
Los Angeles	South Bay Cities Associa	Hawthorne city	51.8%	1	-14
Los Angeles	South Bay Cities Associa	Hermosa Beach city	15.7%	0	0
Los Angeles	South Bay Cities Associa	Inglewood city	48.9%	1	-33
Los Angeles	South Bay Cities Associa	Lawndale city	41.7%	1	-10
Los Angeles	South Bay Cities Associa	Lomita city	36.4%	0	0
Los Angeles	South Bay Cities Associa	Manhattan Beach city	11.8%	0	0
Los Angeles	South Bay Cities Associa	Palos Verdes Estates city	10.3%	0	0
Los Angeles	South Bay Cities Associa	Rancho Palos Verdes city	12.3%	0	0
Los Angeles	South Bay Cities Associa	Redondo Beach city	20.4%	0	0
Los Angeles	South Bay Cities Associa	Rolling Hills city	4.5%	0	0
Los Angeles	South Bay Cities Associa	Rolling Hills Estates city	11.1%	0	0
Los Angeles	South Bay Cities Associa	Torrance city	27.3%	0	0
Los Angeles	South Bay Cities Associa	Unincorporated	36.9%	0	0
Los Angeles	Gateway Cities	Artesia city	34.3%	0	0
Los Angeles	Gateway Cities	Avalon city	42.0%	1	-8
Los Angeles	Gateway Cities	Bell city	56.8%	1	-1
Los Angeles	Gateway Cities	Bellflower city	41.8%	1	-16
Los Angeles	Gateway Cities	Bell Gardens city	55.5%	1	-3
Los Angeles	Gateway Cities	Cerritos city	17.4%	0	0
Los Angeles	Gateway Cities	Commerce city	49.3%	1	-1
Los Angeles	Gateway Cities	Compton city	52.7%	1	0
Los Angeles	Gateway Cities	Cudahy city	58.0%	1	-11
Los Angeles	Gateway Cities	Downey city	36.1%	0	0
Los Angeles	Gateway Cities	Hawaiian Gardens city	49.1%	1	-2
Los Angeles	Gateway Cities	Huntington Park city	57.7%	1	-24
Los Angeles	Gateway Cities	La Habra Heights city	9.8%	0	0
Los Angeles	Gateway Cities	Lakewood city	26.1%	0	0
Los Angeles	Gateway Cities	La Mirada city	24.4%	0	0
Los Angeles	Gateway Cities	Long Beach city	45.5%	1	-65
Los Angeles	Gateway Cities	Lynwood city	46.7%	1	-6
Los Angeles	Gateway Cities	Maywood city	56.6%	1	-1
Los Angeles	Gateway Cities	Norwalk city	34.0%	0	0
Los Angeles	Gateway Cities	Paramount city	45.2%	1	-9
Los Angeles	Gateway Cities	Pico Rivera city	39.5%	0	0

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**Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions**

*Draft*

COUNTY	NEWSR	CITY	Share of low+ very low income household	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
Los Angeles	Gateway Cities	Santa Fe Springs city	35.3%	0	0
Los Angeles	Gateway Cities	Signal Hill city	30.7%	0	0
Los Angeles	Gateway Cities	South Gate city	47.0%	1	-32
Los Angeles	Gateway Cities	Vernon city	16.6%	0	0
Los Angeles	Gateway Cities	Whittier city	33.0%	0	0
Los Angeles	Gateway Cities	Unincorporated	36.9%	0	0
Los Angeles	Las Virgenes	Agoura Hills city	12.1%	0	0
Los Angeles	Las Virgenes	Calabasas city	14.2%	0	0
Los Angeles	Las Virgenes	Hidden Hills city	7.1%	0	0
Los Angeles	Las Virgenes	Malibu city	16.8%	0	0
Los Angeles	Las Virgenes	Westlake Village city	14.5%	0	0
Los Angeles	Las Virgenes	Unincorporated	36.9%	0	0
Orange	Orange County	Aliso Viejo city	21.7%	0	0
Orange	Orange County	Anaheim city	49.7%	1	-52
Orange	Orange County	Brea city	38.4%	0	0
Orange	Orange County	Buena Park city	46.5%	1	-20
Orange	Orange County	Costa Mesa city	45.8%	1	-31
Orange	Orange County	Cypress city	35.0%	0	0
Orange	Orange County	Dana Point city	34.2%	0	0
Orange	Orange County	Fountain Valley city	29.9%	0	0
Orange	Orange County	Fullerton city	46.7%	1	-38
Orange	Orange County	Garden Grove city	49.1%	1	-23
Orange	Orange County	Huntington Beach city	34.1%	0	0
Orange	Orange County	Irvine city	31.0%	0	0
Orange	Orange County	Laguna Beach city	29.6%	0	0
Orange	Orange County	Laguna Hills city	31.6%	0	0
Orange	Orange County	Laguna Niguel city	24.9%	0	0
Orange	Orange County	Laguna Woods city	69.2%	1	-1
Orange	Orange County	La Habra city	49.3%	1	-3
Orange	Orange County	Lake Forest city	31.8%	0	0
Orange	Orange County	La Palma city	31.7%	0	0
Orange	Orange County	Los Alamitos city	40.9%	1	-2
Orange	Orange County	Mission Viejo city	24.8%	0	0
Orange	Orange County	Newport Beach city	27.4%	0	0
Orange	Orange County	Orange city	39.0%	0	0
Orange	Orange County	Placentia city	34.3%	0	0
Orange	Orange County	Rancho Santa Margarita city	23.9%	0	0
Orange	Orange County	San Clemente city	35.6%	0	0
Orange	Orange County	San Juan Capistrano city	35.5%	0	0
Orange	Orange County	Santa Ana city	53.9%	1	-31
Orange	Orange County	Seal Beach city	53.6%	1	-1
Orange	Orange County	Stanton city	59.3%	1	-33
Orange	Orange County	Tustin city	40.4%	1	-50
Orange	Orange County	Villa Park city	16.2%	0	0
Orange	Orange County	Westminster city	47.5%	1	-9
Orange	Orange County	Yorba Linda city	19.9%	0	0
Orange	Orange County	Unincorporated	23.7%	0	0

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*Draft*

COUNTY	NEWSR	CITY	Share of low+ very low income household	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
Riverside	Western Riverside County	Banning city	52.7%	1	0
Riverside	Western Riverside County	Beaumont city	54.5%	1	0
Riverside	Western Riverside County	Calimesa city	46.8%	1	0
Riverside	Western Riverside County	Canyon Lake city	20.6%	0	0
Riverside	Western Riverside County	Corona city	24.0%	0	0
Riverside	Western Riverside County	Hemet city	61.5%	1	0
Riverside	Western Riverside County	Lake Elsinore city	41.5%	1	0
Riverside	Western Riverside County	Moreno Valley city	33.6%	0	0
Riverside	Western Riverside County	Murrieta city	23.0%	0	0
Riverside	Western Riverside County	Norco city	21.8%	0	0
Riverside	Western Riverside County	Perris city	48.1%	1	0
Riverside	Western Riverside County	Riverside city	40.8%	1	-63
Riverside	Western Riverside County	San Jacinto city	55.3%	1	0
Riverside	Western Riverside County	Temecula city	23.2%	0	0
Riverside	Western Riverside County	Unincorporated	40.9%	1	-444
Riverside	Coachella Valley Association of Governments	Blythe city	48.8%	1	0
Riverside	Coachella Valley Association of Governments	Cathedral City city	43.4%	1	0
Riverside	Coachella Valley Association of Governments	Coachella city	60.4%	1	-20
Riverside	Coachella Valley Association of Governments	Desert Hot Springs city	65.0%	1	0
Riverside	Coachella Valley Association of Governments	Indian Wells city	21.4%	0	0
Riverside	Coachella Valley Association of Governments	Indio city	49.4%	1	-1
Riverside	Coachella Valley Association of Governments	La Quinta city	27.4%	0	0
Riverside	Coachella Valley Association of Governments	Palm Desert city	34.8%	0	0
Riverside	Coachella Valley Association of Governments	Palm Springs city	47.6%	1	0
Riverside	Coachella Valley Association of Governments	Rancho Mirage city	29.5%	0	0
Riverside	Coachella Valley Association of Governments	Unincorporated	40.9%	1	0
San Bernardino	SANBAG	Adelanto city	51.9%	1	0
San Bernardino	SANBAG	Apple Valley town	42.1%	1	0
San Bernardino	SANBAG	Barstow city	48.1%	1	0
San Bernardino	SANBAG	Big Bear Lake city	48.8%	1	0
San Bernardino	SANBAG	Chino city	26.6%	0	0
San Bernardino	SANBAG	Chino Hills city	13.5%	0	0
San Bernardino	SANBAG	Colton city	46.9%	1	0
San Bernardino	SANBAG	Fontana city	35.2%	0	0
San Bernardino	SANBAG	Grand Terrace city	25.9%	0	0
San Bernardino	SANBAG	Hesperia city	41.7%	1	0
San Bernardino	SANBAG	Highland city	40.4%	1	0
San Bernardino	SANBAG	Loma Linda city	44.0%	1	0
San Bernardino	SANBAG	Montclair city	41.1%	1	-5
San Bernardino	SANBAG	Needles city	57.6%	1	0
San Bernardino	SANBAG	Ontario city	37.1%	0	0
San Bernardino	SANBAG	Rancho Cucamonga city	22.6%	0	0
San Bernardino	SANBAG	Redlands city	33.4%	0	0
San Bernardino	SANBAG	Rialto city	39.5%	0	0
San Bernardino	SANBAG	San Bernardino city	53.2%	1	0
San Bernardino	SANBAG	Twentynine Palms city	54.0%	1	0
San Bernardino	SANBAG	Upland city	34.9%	0	0

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**Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions**

*Draft*

COUNTY	NEWSR	CITY	Share of low+ very low income household	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
San Bernardin	SANBAG	Victorville city	46.6%	1	0
San Bernardin	SANBAG	Yucaipa city	43.4%	1	0
San Bernardin	SANBAG	Yucca Valley town	55.6%	1	0
San Bernardin	SANBAG	Unincorporated	44.0%	1	0
Ventura	Ventura Council Of Gove	Camarillo city	36.9%	0	0
Ventura	Ventura Council Of Gove	Fillmore city	53.0%	1	-16
Ventura	Ventura Council Of Gove	Moorpark city	26.5%	0	0
Ventura	Ventura Council Of Gove	Ojai city	53.3%	1	-6
Ventura	Ventura Council Of Gove	Oxnard city	49.1%	1	-156
Ventura	Ventura Council Of Gove	Port Hueneme city	56.7%	1	-8
Ventura	Ventura Council Of Gove	Buenaventura (Ventura) cit	44.4%	1	-62
Ventura	Ventura Council Of Gove	Santa Paula city	55.4%	1	-42
Ventura	Ventura Council Of Gove	Simi Valley city	29.8%	0	0
Ventura	Ventura Council Of Gove	Thousand Oaks city	28.6%	0	0
Ventura	Ventura Council Of Gove	Unincorporated	36.2%	0	0

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# **RHNA “Fair Share” Adjustment Using Local Median Income**

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**Southern California Association of Governments**

## **Fair Share Policy Guides Diversity**

### **Housing Law Mandates**

- 1. The definition of four income groups in relation to the county median income: very low, low, moderate and above moderate.**
- 2. The avoidance of over concentration of any one income group, especially very low and low income**

**Using Local  
Median  
Income in  
Setting  
Diversity  
Goals**

**Housing Law Mandates**

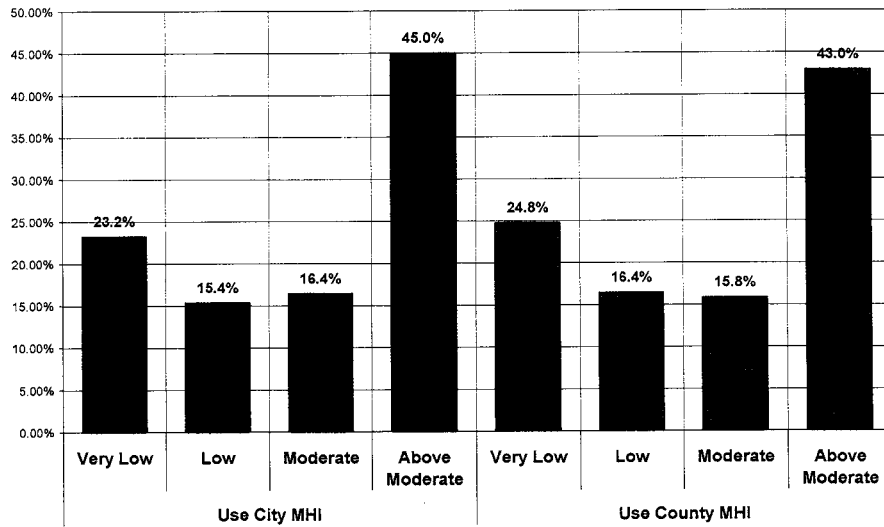
1. The definition of four income groups in relation to the county median income: very low, low, moderate and above moderate.
2. The avoidance of over concentration of any one income group, especially very low and low income

**Regional “Fair Share”**

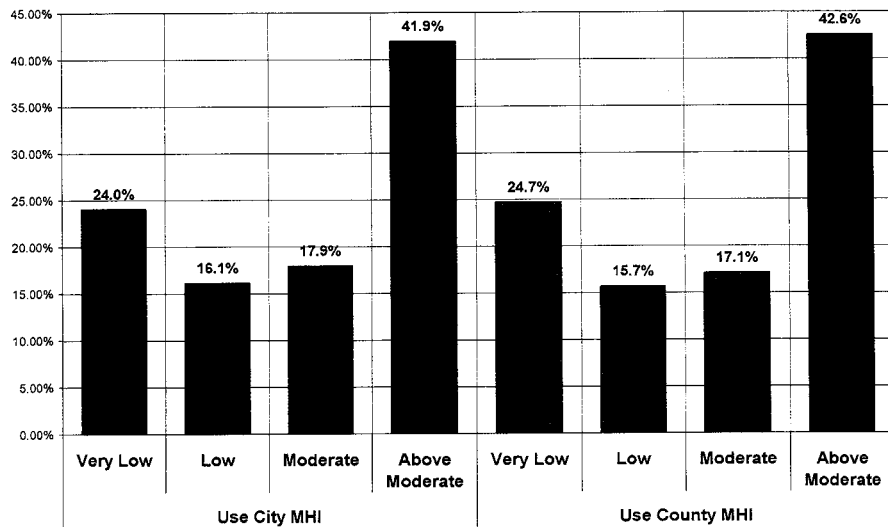
**Defining Diversity Goals by  
Using Local Median Income  
as a Reference Results in  
Almost the same Profile as  
using the County Median  
Income**



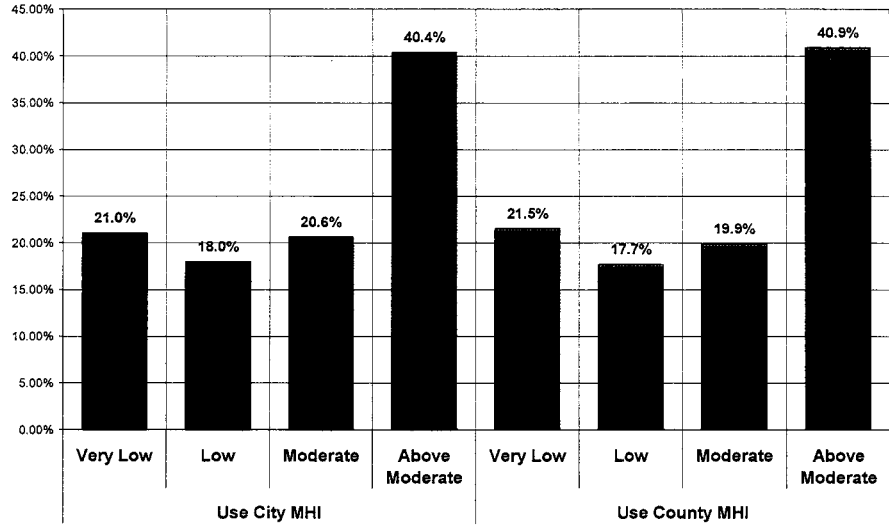
**Imperial County Income Allocation Comparison:  
Use City MHI vs. Use County MHI**



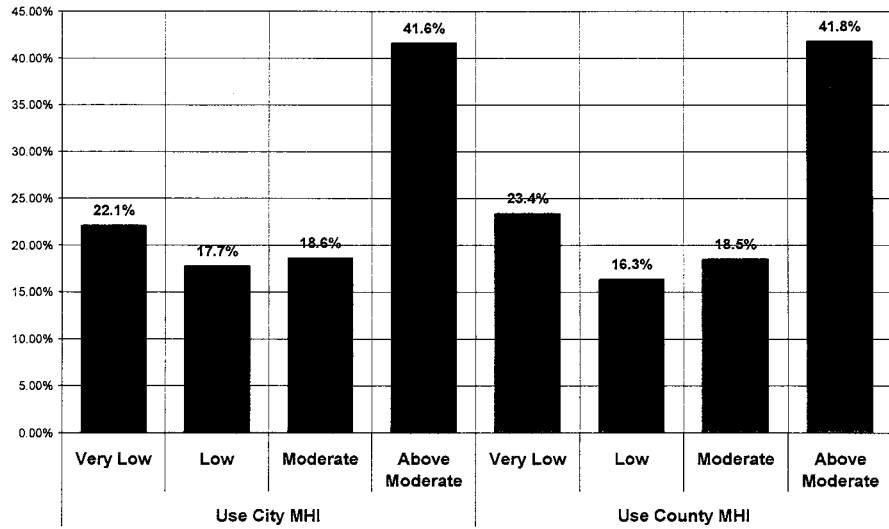
**Los Angeles County Income Allocation Comparison:  
Use City MHI vs. Use County MHI**



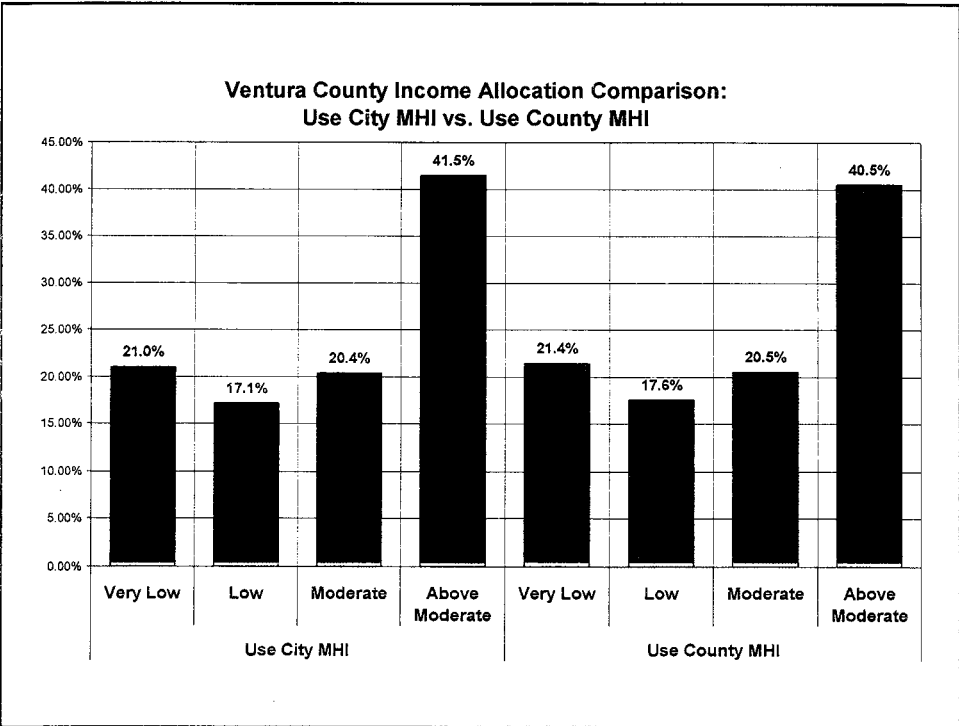
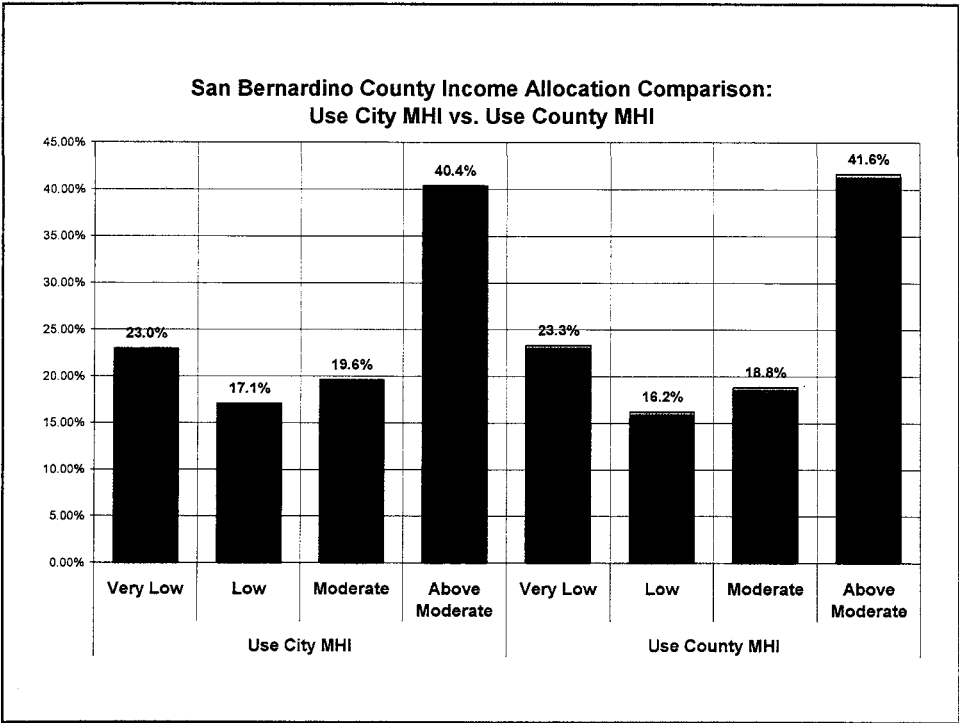
**Orange County Income Allocation Comparison:  
Use City MHI vs. Use County MHI**



**Riverside County Income Allocation Comparison:  
Use City MHI vs. Use County MHI**



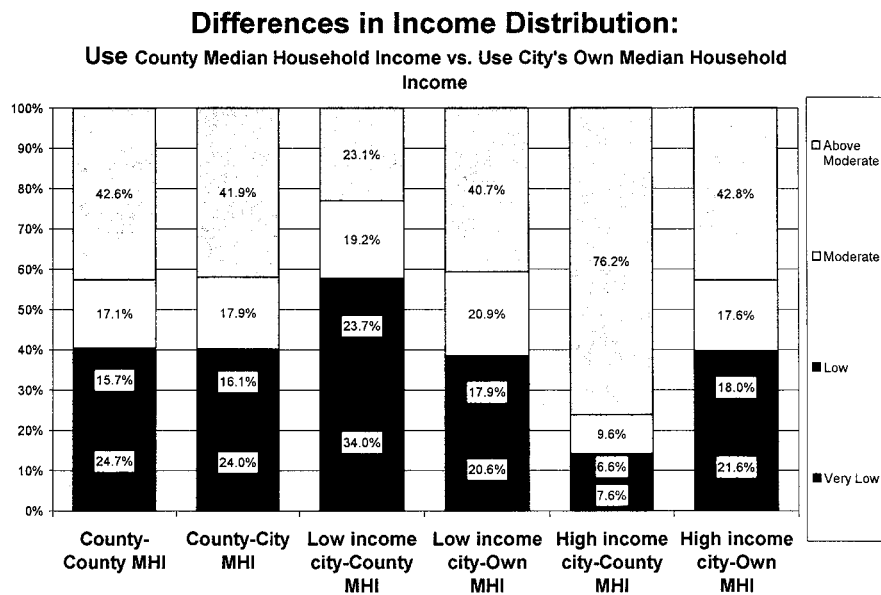
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## How would this work?

Here are two extreme cases demonstrating how a very low income city and a very high income city would set their housing goals for different income groups.

**NOTE:** The county median income profile is used as a reference.



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## **Regional “Fair Share”**

**A Locally Based  
Approach to Set More  
Equitable Affordable  
Housing Goals**

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# REPORT

**DATE:** October 19, 2006

**TO:** CEHD RHNA Subcommittee

**FROM:** Ma'Ayn Johnson, Assistant Regional Planner, Community Development 213 236 1975  
johnson@scag.ca.gov

**SUBJECT:** Transmittal to the CEHD Recommendations for Policy Guidance to Prepare the RHNA Methodology and the Regional Needs Allocation Plan

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## RECOMMENDED ACTION:

Approve RHNA Subcommittee recommendations for transmittal to the CEHD.

## SUMMARY:

The purpose of the RHNA Subcommittee has been to provide policy guidance for preparation of RHNA methodology and the Regional Housing Need Allocation Plan. The following is a summary of the Subcommittee's concise findings and recommendations to the CEHD regarding these policies:

- Farmworker housing needs
- Loss of at-risk low-income units
- Housing Cost
- Market Demand
- Fair Share/Over-concentration

## BACKGROUND:

### Farmworker Housing Needs

The housing needs of farmworkers are not always included in housing allocation methodology. Farmworker housing needs are concentrated geographically and across farm communities in specific SCAG region counties and sub areas. The issue of how this would factor into RHNA methodology was discussed at the September 28 meeting. The Subcommittee was presented with three options to determine how to identify farmworkers housing needs into the RHNA allocation methodology process:

1. Provide an existing housing need statement relating to farmworker housing need  
This option would involve identifying needs by jurisdictions and integrating them as part of the regional collective need. Cities and counties would be provided an assessment of existing farmworker need as an aid to develop their own responses.
2. Allow local jurisdictions to address the farmworker need in their local housing elements  
Jurisdictions would identify their own needs independently. SCAG would provide a general employment forecast while it is up to the discretion of individual jurisdictions to determine whether this specific housing demand requires a specific response.
3. Adopt a policy that combines an existing housing need statement with the discretion of local jurisdictions

# REPORT

This option would combine assessment farmworker needs in an existing housing needs statement with allowing jurisdictions to individually assess their local demand. This policy option would allow the factor to be seen in both a regional and local context.

The RHNA Subcommittee voted unanimously to adopt a policy that combines an existing housing need statement with the discretion of local jurisdictions (#3).

## Loss of At-risk Low-Income Units

The conversion of low-income units into non-low-income uses is not necessarily reflected in housing allocation methodology. The loss of such units affects the proportion of affordable housing needed within a community and the region as a whole. There is an inherent risk of losing more affordable units in any one year than are allocated to be built, which severely impacts local housing accessibility for low-income group. Hence, the Subcommittee addressed this issue at their September 28 meeting.

The RHNA Subcommittee considered the following options to determine how to factor the risk of loss of low-income units:

1. Provide an Existing Housing Need Statement Relating to the Conversion of Low-income Units

This option would involve identifying risk by jurisdiction and integrating them as part of the regional collective need, providing forecasted low-income units loss for all cities and counties. Cities and counties would be provided an assessment of existing at-risk housing need as an aid to develop their own responses.

2. Allow Local Jurisdictions to Address the Risk of Conversion in Their Local Housing Elements

This would address low-income housing conversion in a local context. SCAG would effectively allow jurisdictions to assess their own need independently. SCAG would provide a general forecast and leave discretion to jurisdictions to identify whether this specific housing demand type requires a specific policy and response. Since the risk of low-income varies by jurisdiction, cities and counties would provide their own input on how this factor effects their housing allocation.

3. Adopt a Policy that Combines an Existing Housing Need Statement with the Discretion of Local Jurisdictions

This option would combine the inclusion of at-risk affordable units in an existing housing needs statement with allowing jurisdictions to individually identify local demand. This policy option would allow the factor to be seen in both a regional and local context.

The RHNA Subcommittee voted unanimously to adopt a policy that combines an existing housing need statement with the discretion of local jurisdictions (#3).

## Housing Cost

There are several housing demand and supply dynamics which contribute to the bidding up of home prices and rents, which in turn results in households paying a disproportionately high level of income on housing costs (30% or more), overcrowding, and low vacancy rates and mobility choices. The options presented by SCAG staff at the Subcommittee meeting include:

1. Add 10% more housing or some other specified percentage to local jurisdictions with home prices and rents exceeding the subregional average while providing a 10% credit to communities with homes that cost less than the average. This would put relatively more homes where costs are high and less homes where costs are relatively low in a submarket.
2. Assign more housing to high housing cost jurisdictions relative to lower cost jurisdictions based on effective vacancy rate differentials. This would modestly increase housing stock in low vacancy, high housing cost communities versus other jurisdictions.
3. Set affordable housing diversity goals by applying a fair share adjustment based on the local median income instead of the county median income. This approach would increase fair share diversity goals in high income, high housing cost jurisdictions while helping avoid the further concentration of low-income households in jurisdictions where they are now concentrated.
4. Make both an adjustment from a housing supply and housing demand perspective to address housing affordability and availability goals.

The Subcommittee decided to wait for feedback from the October 16 Technical Advisory Committee (TAC) meeting on this issue. The TAC recommended that SCAG use a 3.5% vacancy rate for all jurisdictions broken down by renter and owner-status, rather than the Census 2000 rate of 2.7% for all housing types. For those jurisdictions defined as impacted in the categories of low and very-low income groups, the jurisdiction's respective vacancy rate will be used instead to alleviate the over concentration of those income groups.

## Market Demand

The market demand of housing is identified in state housing law as an AB 2158 factor, which serves as a point of consideration when determining shares of housing need between communities. Although AB 2158 factors may be incorporated into the regional and subregional growth forecast, they cannot be used to lower the regional housing need. The factors must be used to differentiate development suitability between jurisdictions in the 2005 to 2014 housing element planning period. The RHNA Subcommittee considered two options for potential policy adjustment for market demand:

1. Establish an "ideal" vacancy level for owners and renters as a major growth factor beyond the latest Census vacancy rate. Housing units would be added to a local jurisdiction's allocation in order to offset a housing stock deficit in vacant units and housing credit would be applied where available vacancies are above the "ideal" level. While the impact on the Integrated Growth Forecast housing distribution would be minor overall, this approach might add or subtract from the number of housing units locally that would be subject to a fair share housing diversity adjustment.
2. Consider no further adjustments to the employment to population relationship and Census 2000 vacancy adjustment in the Integrated Growth Forecast.



# REPORT

The Subcommittee decided to consider no further adjustments to the employment to population relationship and Census 2000 vacancy adjustment.

## Fair Share/Over Concentration

California housing law states that the regional housing allocation methodology must avoid or mitigate the over concentration of income groups in a jurisdiction to achieve its objective of increasing the supply and mix of housing types, tenure, and affordability in an equitable manner. A RHNA fair share adjustment provides a uniform basis for the income category diversity goals that jurisdictions set to collectively address the housing needs of all economic groups in the region, particularly low and very low income households. Without some adjustment, lower income households would become locked into present locations by the planning process. The chief objective is to bring communities closer to the county average for the percentage of households that are lower income. Two policy options were presented by staff for discussion and potential action by the Subcommittee:

1. Each community should close the gap between their current percentage and the county average. The percentage adjustment could vary among communities to ensure planning policy will move more decisively toward greater equity over the 2005-2014 planning period. For example, a 100% of the way policy adjustment would put a community at parity with the county average at the end of the planning period. This adjustment would fully address the statutory planning requirement to achieve equity by moving to the county income distribution.
2. Utilize the local median income to determine the housing allocation for each jurisdiction. This option would allow communities to meet their own specific needs since SCAG represents a wide range of income groups and interests.

The RHNA Subcommittee decided at its October 12<sup>th</sup> meeting to discuss this issue further at today's meeting before taking any policy action.